

**Buckingham County  
Planning Commission  
Regular Meeting  
August 22, 2016**

At a regular meeting of the Buckingham County Planning Commission held on Monday, August 22, 2016 at 7:00 p.m. in the Peter Francisco meeting room, located within the Buckingham County Administration Complex, the following members were present: John E. Bickford, Chairman; Alice T. Gormus, Vice-Chair; Royce Charlton, III; Patrick Bowe; James D. Crews; Sammy Smith; Chet Maxey and Danny R. Allen, Board of Supervisors' representative. Also present were Rebeca S. Cobb, Zoning Administrator, and E.M. Wright, Jr., County Attorney.

**Re: Call to Order, Invocation, and Pledge of Allegiance**

Chairman Bickford called the meeting to order and Vice-Chair Gormus gave the invocation. Commissioner Maxey led the Pledge of Allegiance and it was said by all who were in attendance.

**Re: Quorum Present**

Chairman Bickford certified there was a quorum - eight of eight members were present. The meeting could continue.

**Re: Adoption of Agenda**

**Bickford:** Ms. Cobb adoption of agenda, are there any changes?

**Cobb:** No sir.

**Bickford:** Seeing none do I have a motion to approve?

**Allen:** So moved.

**Gormus:** And seconded.

**Supervisor Allen moved, Vice-Chair Gormus seconded and was unanimously carried by the Commission to approve the agenda.**

**Re: Approval of Minutes**

**Bickford:** Ok. We have minutes to approve... Ok we have minutes for July 25, 2016 to regular meeting.

**Smith:** Move to accept.

**Gormus:** And seconded.

**Bickford:** Alright we have a move to accept and second. Any discussion? Seeing none we'll vote.

**Commissioner Smith moved, Vice-Chair Gormus and was unanimously carried by the Commission to approve the minutes of July 25, 2016 regular meeting as presented.**

**Re: Public Comment**

**Bickford:** Alright that brings us to our general Public Comment period. Anyone that would like to speak on any matter in the County please come forward to the podium, state your full name and address. You have 3 minutes if you're representing yourself. You have 5 minutes if you're representing a group. And I'll now open up the floor.

**Louis Zeller:** Hi. Good afternoon Chairman Bickford and members of the Planning Commission. My name is Lou Zeller and I'm the Executive Director for the Blue Ridge Environmental Defense League which has been incorporated in Virginia since 1992. My office is in North Carolina and I came here today to talk to you briefly about some of the problems that we have identified in the proposed Buckingham compressor station. I know you are going to hear more about that today. But I have read the application and I reviewed some of the air permit documents and we have determined that there are specific and fatal flaws in this application which should prevent it from attaining a special use permit in Buckingham County. Some of my colleagues are here today to address some of those issues. But I would just like to point out that the noise from such a compressor has been identified as a problem in many locations around the United States where natural gas pipeline compressor stations are in operation. For example, in Pennsylvania community of a home... with a home with the compressor station 3,000 feet away, over half a mile, reported this. He said you lay in bed. You can hear this this thing running. It sounds like a truck in the driveway 30 feet away. In another community the natural gas compressor station was brought online. Plant neighbors started complaining about the noise a common problem. Ambient noise levels in this rural area where the complaints arose were measured between 43 and 46 decibels at night. I noticed in the application that there are stipulations which would perhaps hold the noise level at the fence line to the 55-60 decibels range. Those are not good enough. I appreciate the opportunity to come here and talk. We will be having during the next few weeks additional information and reports to bring not only to this commission but also to the people of Buckingham County. So on behalf of our members in Buckingham County and Virginia I say thank you for this opportunity to address the Commission.

**Bickford:** Thank you sir.

**Michael James-Deramo:** Hi my name is Michael James-Deramo. I am also representing Blue Ridge Environmental Defense League. I am here to talk about the air pollution concerns from this project. This project would emit 465,000 lbs. of pollution into the air that includes nitrogen oxide, which can cause asthma and respiratory tract infections, 190,000 lbs. of carbon monoxide, 14,000 lbs. of sulfur dioxide, 65,000 lbs. of volatile organic compounds, such as benzene which can lead to leukemia, 87,000 lbs. of particulate matter which can lead to asthma, heart attack, and diabetes, 9,000 lbs. of other hazardous air pollutants. Furthermore that is whenever it's running at max efficiency. During times of colder weather, in particular below freezing, this can get a lot worse making as much as 13 times the amount of nitrogen oxide when below freezing. Furthermore it would emit 647 million pounds of greenhouse gas. To put that into context that is the same as 62,000 cars which would be 3 per person for every person within Buckingham County. It would emit up to 5,000 lbs. of formaldehyde which can cause nausea, headaches and aggregated asthma. I just want to close with a quote from a woman who lived near a compressor station in Pennsylvania. She said "She no longer knows what it feels like to not have a sore throat because of the formaldehyde in the air." So I want to thank you for letting me address and help make recommendations.

**Bickford:** Thank you.

**Chad Ober:** I'm representing a group, Friends of Buckingham. My name is Chad Ober. I live in Slate River District. Good evening. For nearly two years now I've been deeply concerned with and involved in researching the impact of the proposed compressor station. My concerns as the scientific evidence mounts and I learn more about the impacts at other locations that have compressor stations those that were just sited it's only increased. It's a huge problem that only a minor source permit is being applied for rather than a major one despite an increase in size starting with 218 and now we're up to 578+ horse powers. This is an increase of 25%. It will pollute to a very high degree causing health problems that you've just heard about, 24/7 noise, light and haze for miles around. The lasting capturing emission controls are not being applied despite this increase. It is one of the largest pressure stations ever to be built at an intersection with two huge pipelines that would flow in four directions carrying highly volatile fracked gas. In addition to this, the compressor station is there will be a regulating and metering station and underground storage tank and 198 foot microwave tower. Each one of these infrastructures by themselves would be a huge consideration for the County. This would be a reasonable consideration that most reasonable people would consider to be highly cautious of and very scrutinizing. There is considerable scientific fact evidence on the health impact of compressor stations. 60-75% damages come from emissions. They are mostly health problems from all gas activities and the most come from compressor stations. Property sales are already being affected. When people discover there is a proposed compressor station nearby they decide not to buy. I can really...I can personally verify to this because I've had calls and people when they hear, oh no I don't want to buy this house. It's near the compressor station site. So this is real. For

people whose largest lifetime investment and asset is their home and land there's no protection. These are huge sacrifices and much degradation of the environment and undermining of the lives of the people who live here. The real nature of our lives will be forever changed. To be clear I am opposed altogether to the compressor station. I don't think we should have one. But I ask that you require at the very least a health impact study to be conducted by an independent source, the latest in emission capturing technology on emissions and noise control and light pollution and a much closer consideration of the historic and cultural impact on the property and the adjoining properties. There's much at stake for us. Please do not put your stamp of approval. Please don't unless without careful scrutinizing and consideration of the devastating impacts on your fellow citizens. Thank you.

**Bickford:** Thank you.

**Rev. Paul Wilson:** Thank you members of the Planning Commission. My name is Paul Wilson. I'm the pastor at the Union Hill, Union Grove Baptist Churches here in Buckingham. I've served here in Buckingham for 18 years. I live in Amelia County. Our two churches are most directly impacted by the proposed compressor station as well as the pending pipeline. I would like for you to just imagine for a few moments that you're Eskimos. And I want to sell you a deepfreeze. Dominion Power is about to sell you something that you don't need. This is something that has come...I'm trying to give you the human part of what's going on. They're about to sell you something, to make some promises to you. They have a paid staff. That's their job to present something to you, to make you feel that you need this. This is going to destroy our community. They can move the pipeline for salamanders and other animals but there's no consideration of human need. They're trying to tell you of how much the air can take, how much water can be...how much can go into the water but there are people who live here. Our two churches, and we have about 250 members between those two churches, we are in walking distance as the crow flies about a half mile from the proposed compressor station. I think that you really need to take a good look at the cons because I believe that Dominion Power and its affiliates are about to give you a con to convince you of something that is just passing through. I'll just say that our two churches are going to be impacted to 250 members. I also represent part of another 26 or 27 churches here in Buckingham County, African-American churches that are on record are against the pipeline and the proposed compressor station. I'm just so concerned that you're going to be taken in. And I really ask that you really look at everything. I wish we had a good paid staff. I wish that we had 5 billion dollars to spend. I wish we had that kind of power and that kind of influence. There's the human element and there's a Godly element that you really need to consider. I think my time is just about up but I'm really upset. I've spent a lot of time in Buckingham dealing with this. I have looked at the other side as well. So that's where I stand. Thank you for hearing me and I hope that you might have to hear from me again. God bless you.

**Bickford:** Thank you.

**Sharon Ponton:** My name is Sharon Ponton. I live in Nelson County and I am a staff member with the Blue Ridge Environmental Defense League. I...What I did was look at your A-1 zoning ordinance in your Comprehensive Plan. And my concern is that I'm going to read to you just a couple of sentences out of your...the purpose of you're A-1 zone. And it says it is expected that certain rural areas of the district may develop with residential land uses of a low density. It is the intent however to discourage the random scattering of residential, commercial or industrial uses in the district. And on page 198 of your Comprehensive Plan it talks about insuring the development zone and environmentally sensitive planned and green manner that serves to preserve environmentally sensitive features. And I also printed off and I'm not going to bring it up to you because I know you guys have all seen your own Comprehensive Plan. But it talks about industrial uses in your Comprehensive Plan and where the pipe...and where the compressor station is sited is not near any of those industrial uses. And setting this in the middle of a residential area, and the churches that are there, I don't think that anybody who lives in that general vicinity would ever had thought that they would have to deal with a compressor station, industrial use in their neighborhood, in their community. And I would ask that you all consider the risks that that put all of those people in, in that they are going to have to deal with additional health issues. That they're going to have to deal with addition fire chance...issues. Those kinds of things. So I would ask that you consider those. And I would ask if I could approach and give each of you one of the fact sheets about the compressor station.

**Bickford:** Yes. That would be fine. You can just...tell you what. Just hand them to me and I'll pass or Ms. Cobb there, either one. Ok.

**Marie Flowers:** Good evening. My name is Marie Flowers. I'm in the 3<sup>rd</sup> district. And I'm just want...I know Mr. Allen works for Dominion. Do any of you have Dominion stock or Duke Energy stock that would color your decision as to any decision that you make? And my comment is I've read that Dominion and its associates want to put 5 billion dollars into this pipeline and compressor station. And it seems to me that this 5 billion dollars could probably be better spent in new technology. I keep seeing when the computer knew this, knew that. It just seems to me that this money could be spent in a better way and Dominion could probably make just as much money. Thank you.

**Bickford:** Thank you Ms. Flowers.

**Heidi Berthoud:** Good evening. My name is Heidi Dluvyva Berthoud and I am in the 5<sup>th</sup> district. And I am the secretary of Friends of Buckingham. We've been working very hard to educate ourselves and the community about this. One of the things we've been doing is going door to door in the compressor station district in the 2 mile incineration zone because that's what it is. And I can tell you that those people are scared. I live 5 miles down from the compressor station ground zero and I'm scared too. I hope you're scared. Because when you feel it in your guts and you look people in the eye and see what they're going to have to live with...whether you think it's a done deal which seems to be the operative word here in Buckingham County unlike other counties that are up and defending their life, their community, their families, their

livelihood Buckingham County just seems to be rolling over and letting this thing come through. But that is really not the case if you get out there and talk to the people, they don't want it. And I just keep hearing the Board of Supervisors saying it's a done deal. But if you say no, whether you think you know the Federal Energy Regulatory Commission is going to roll over you or not it doesn't matter. Dominion thinks that you're complicit because you've said yes, go ahead come on in. Just roll out the red carpet for these people who to me seems like they're hearts have been extracted and nothing much is left there except a desire for money. And I know this county needs income but I think that there's more ethical and more ways of making the money that are of integrity and this is not of integrity. This does not help us. This will poison our community, our health, change our community forever. And I sincerely wish that you speak from your hearts and not just from your pocketbook. And you know for a while, since I have some more time, for a while it puzzled me as to why Dominion would do something like this that really didn't look like it would serve the stock holders. And then I realized that they pass all the cost of this on to the rate payers because there's no cost to them. And then on top of that they get a guarantee of 14% rate of return on their money. Do you get 14% rate of return on your money? I don't think any of us do. So I think I'm out of time. Thanks for listening.

**Bickford:** Thank you.

**Quinn Robinson:** Good evening. My name is Quinn Robinson. I live in the Andersonville area, district 4. A couple of comments to make this evening. The first is, and a lot of this is due process of procedure, but the clock here in this room has been off by about 6 or 7 minutes for the last 3 months. And it's not a big deal unless the next meeting starts and they've picked up all of the papers and decided there will be no more speakers. If the doors shut and people are left out that would be tragic. The other thing is I want to talk about the dance of the documents. Apparently the County has had in its possession papers relating to this special use permit for some time. Knowing the level of controversy concern about this it would seem to me that it would be easily available on the County's website. Apparently that happened today. And that's unfortunate. And the other thing is that the cost of getting the copy, a paper copy, is 50 cents a page. That's a little excessive but I think the County's well aware, and Dominion probably knows, that the majority of people do not have access to computers or do not know how to use them. We have a very high rate of illiteracy in this County so you shut the door on anybody wanting to know more about the details of this. And at 50 cents a page you tell me how that's distinguished from the poll tax and all the other miseries we've put in our past. Anyway, I have been following this for 2 years. Dominion wants part of my land and they're going to have to fight me to the end to get it. I'm not in good health and I don't enjoy this at all. This is supposed to be a place to live and retire on my family farm and it's turned out to be a nightmare thanks to Dominion. They are deceitful. They are dishonest and they're not to be trusted. I just noticed in the documents submitted to the Department of Environmental Quality that our compressor station which started off at a modest 24,000 or something, I can't remember the exact levels but it keeps growing. And once they get their foot in the door they seem to be able to finesse anything they want out of it and there's no regulation in the Commonwealth of Virginia to control this. And the current citation as of July is now about 57,800 horse power. So it's gotten

bigger magically. How about that. Are we going to end up with a nuclear reactor here? It's just nonsense. They are too dishonest to trust. They're too big to trust and it's time to say no. And they way that they've carved out the neighborhoods, around the church that Pastor Wilson just mentioned, churches, the poor area where not a high level of education this County and that's where they went. And they've determined by ethnic cleansing in terms of driving out people and the things that they value and things that are meaning to them fits very nicely and I'm sure it's in Dominion's portfolio. Thank you.

**Bickford:** Thank you.

**Irene Leech:** Good evening. I'm Irene Ellis Leech and I am one of the owners of Mount Rush Farms. And for the 20 years since my dad's death my husband Randy and I have been involved in running that farm and planning to come here to retire. But at this point the pipeline will bi-sec our farm right through the middle of our operations, put all of our operating buildings within the blast zone and will be a very short distance from the compressor station. So I'm not sure I'm coming back. I beg you as you work through this process look at the information. Don't just accept what the company gives you. Look for other sources. The people of Buckingham are counting on you and this is the only way that the County can put some limitations on things, can put some requirements in terms of things that we want to be sure that they get done. I have learned through the things that I've been involved with. I've been involved in the energy issue at the state and national level for a number of years now and we really don't have safety inspectors at the federal level who come on a regular basis. We really can't count on things happening because there's not enough dollars to fund it. And even the environmental things, the State of Virginia doesn't have the money to make sure that we don't have sediment erosion and problems with our water as these kinds of things go in. And so for the people whose land is being taken for almost nothing and by the way when I compare the easements offered here with Montgomery County, I mean excuse me, in Buckingham County with the ones in Montgomery County which is where I live and work right now, and will also be there about the same distance from the compressor station so I get it where ever I'm living right now, but the money that is being offered in Montgomery County is significantly higher. Buckingham is just being used as a sacrifice zone. And I really and truly hope that you'll look for some outside information. Thank you.

**Annie Parr:** Good afternoon, good evening. My name is Annie Wright Parr and I'm here to ask you as representatives of the citizens of Buckingham County to look at this as serious as it is a serious issue. Dominion wants to transport this gas. It's not a distribution line for this County. We are not going to receive the benefit for it. They're going to be making the money and it's going to be going other places. But we are going to be paying the price. I'm within two miles of the compressor station. It's a family farm that's been there for generations. I too am retired and wanted to enjoy my retirement. But this has taken a great deal of my time which I'm happy to give if I can help stop this project. But it's not what we really want to spend our time doing is for a big company to come in here with lots of money and take advantage of people that don't have lots of money. They can take your land. And as far as I'm concerned none of that's

anybody and everybody in the whole State of Virginia not only in my area or this county, but eminent domain for private gain, which that's what this is, is just not appropriate. And I'm asking you, I'm really begging you to please consider this with all of your heart and intelligence and to make the appropriate decision for Buckingham County. Support your citizens. Don't support Dominion. I'm sad but I'm not only sad I'm mad because they want to come here and take advantage of these people myself included. And you're included whether you realize it or not. So as a citizen of the County I'm asking you as our representatives to please educate yourself on the total picture of this project. And I think you may find some shocking information. And I thank you for your time.

(Some applause)

**Bickford:** Anyone else would like to speak? Alright we'll now close the public comment period and move to the New Business. Ms. Cobb that is the introduction of the special use permit for the compressor station.

**Re: New Business-Introduction-16SUP236 ACP Compressor Station**

**Cobb:** Yes this is case 16SUP236, owner/applicant Atlantic Coast Pipeline, LLC, tax map section 91, lot 60 containing an approximate 68 acres on S. James River Highway, which is Rt. 56, in the James River Magisterial District. The current zoning is A-1 and they are asking for a special use permit for the purpose of installing and operating a natural gas compressor station. The applicant is here and they do have a presentation, some information for you tonight as well as once they are done I will go through the proposed conditions so that if you all have any changes that you would like to see with those or any additions or discussions for that then we will have that after their presentation. So I'll just ask Dominion to come on up.

**Toms:** Good evening Chairman Bickford and the Planning Commission members. I'm Emmett Toms with Dominion and I've been working with the County many years and if you recall we already have a facility here called Bear Garden. And we built a 16 mile gas line already in the County and turned it over to Columbia. So we've been in the pipeline business for about 110 years with our company. And the presentation here tonight is to really give you a little background on the project. Just listening to a few of the comments this gas line is about 90% owned by utilities. It will be used to generate electricity. So even though you are here in Buckingham these residents do use electricity and that's predominately what we're doing down here in your county now with our generator station. So most of this gas will be transported to generating stations where coal powered plants are being shut down and being converted to natural gas. So that's the essence. We have a little background. I have Scott Summers here with us tonight. He is our project manager and he will give you a little overview of that. And we have a team here that if we have any other questions for subject matter experts they'll be glad to address those for you as well. Thank you for your time.

**Bickford:** Thank you sir.

**Summers:** Good evening members. My name is Scott Summers with Dominion Transmission. I'll be the project manager for the Buckingham compressor station. As you can see our partnership is included of Dominion, Duke Energy, Piedmont Natural Gas and AGL Resources for the ACP project. (Reads the power point.)

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## Atlantic Coast Pipeline

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Buckingham Compressor Station



Buckingham County  
Planning Commission



August 22, 2016



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Pipeline.

## Why Natural Gas?

- In order to reduce carbon emissions, many utilities are turning to abundant and affordable natural gas.
- As utilities and industries are using more natural gas, additional infrastructure is needed to meet the demand.

The Clean Power Plan aims to reduce carbon emissions from power plants by 32% over the next 25 years.



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Pipeline

## Project Need

- The Atlantic Coast Pipeline would improve the supply of natural gas to:
  - **Electric utilities** in VA and NC looking to meet new U. S. EPA clean air regulations.
  - **Local gas utilities** searching for new, less expensive supplies for residential and commercial customers.
  - **Industries** interested in building or expanding their operations.



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Pipeline

## Project Details

**Length:** Approximately 600 miles

**Pipe:** West Virginia: 42-inch diameter  
Virginia: 42-inch diameter  
North Carolina: 36-inch diameter  
Secondary line: 20-inch diameter

**Capacity:** 1.5 billion cubic feet/day

**Three compressor station locations:**

1. Lewis County, West Virginia
2. Buckingham County, Virginia
3. Northampton County, North Carolina

**Route:** Dominion is collecting data through surveys and consultations with landowners and other stakeholders to determine the best route with the least impact to the environment, and to historic and cultural resources.



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Pipeline

## Buckingham Compressor Station Location

- The proposed Buckingham Compressor Station is planned to situate on 68 acres along Route 56 adjacent to the Williams/Transco pipeline right of way.
- **The project location complies with the County Comprehensive Plan and is desirable because of:**
  - Low traffic volume on Rt. 56
  - Low population density
  - Site offers potential for additional E911 coverage
  - No impact on historical sites or natural resources
  - Well outside of designated Village Centers and Growth Corridors, as delineated in the comprehensive plan
  - Proposed compressor station is in close proximity to (4) existing Transco pipelines

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## Purpose of a Compressor Station

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- From Buckingham County Zoning Ordinance: “Public utility generating plants, booster and relay stations” are delineated as uses for which a SUP permit may be pursued in the A-1 zoning district.
- Compressor stations compress natural gas, increasing the pressure (or boosting) and providing the energy needed to move the gas through the pipeline.
- The proposed compressor station will have a measuring and regulating (M&R) connection to Williams-Transco
- The proposed compressor station and M&R will comply with all federal, state, and local regulations and requirements

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## Station Equipment and Structures

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- (4) natural gas turbines totaling 53,515 hp ISO
- (2) Compressor Buildings (2 units in each building)
- Office and Auxiliary Building
- Gas Coolers
- Filter/Separators
- Station Blow-Down Silencers
- Backup Generator
- Instrument Air Compressors
- Measuring and Regulating Station with connection to Williams/Transco
- Advanced Security Systems with facility and entrance cameras
- Facility enclosed with security fence and secured gates

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## Project Priority: Safety

- ❑ Rigorous federal and state testing protocols
- ❑ Pipeline welds are X-rayed
- ❑ Continuous system monitoring with sensors, alarms and shutdowns



- ❑ Government-mandated operator qualification standards
- ❑ Community awareness programs
- ❑ Coordination with local emergency responders
- ❑ 24/7 monitoring from Dominion gas control center

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## Project Environmental Controls

- Approved Erosion and Sedimentation Plan will be installed and maintained during construction
- Approved Storm Water Plan to be installed for permanent facility
- Spill Prevention and Control Plan for construction and operation
- "Best in Class" Environmental Features
- Select Catalytic Reduction (SCR) System designed and installed on unit exhaust to further reduce Nitrogen oxide emissions
- Oxidation Catalysts installed to reduce carbon monoxide emissions
- Methane release reduction including vent gas recovery compressor to significantly reduce methane release
- Floor drain collection system In Compressor and Auxiliary buildings and pumped to tank for removal
- Self diked tanks and additional concrete containment around tankage

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## Air Emissions: Comparison

Pollutant	Buckingham Compressor Station*	Buckingham County**
Sulfur Dioxide (SO <sub>2</sub> )	7.3	38.1
Carbon Monoxide (CO)	95.2	5577.8
Nitrogen Oxides (NO <sub>x</sub> )	50.2	625.4
Particulate Matter: Inhalable (PM <sub>10</sub> )	43.9	1372.7
Particulate Matter: Fine (PM <sub>2.5</sub> )	43.9	374.9
Volatile Organic Compounds (VOC)	32.7	14551.2
Hazardous Air Pollutants (HAPs)	4.8	n/a

\*Submitted with the ACP air permit application to the Virginia Department of Environmental Quality (DEQ). DEQ will use these values to set permit limits. Projections are based on all units running constantly (8,760 hours per year) and at the maximum unit operating load. Actual annual operating hours and load will be less.

\*\*EPA 2011 National Emissions Inventory

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## Addressing Noise Concerns

- FERC requires sound levels to be below 55 dBA at noise sensitive areas (NSA's)
- Pre-design sound study performed at all nearest noise receptors (residential dwellings) to ensure compliance
- Building noise attenuation and equipment designed to comply with noise requirements
- Station blow-down silencers added to minimize venting noise
- Post-construction noise study to be performed following station completion to ensure noise compliance

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## Proposed Buckingham Compressor Station



Conceptual Image - Buckingham Compressor Station



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Pipeline

## Community Advisory Group



### Organizations Represented

Buckingham County Emergency Services

IDA

Virginia Department of Forestry

Yogaville

Friends of Buckingham

Sierra Club

Buckingham County Planning Dept.

Chamber of Commerce

Kyanite Mining

VA Growth Alliance

Soil and Water Conservation District

Union Hill Community

Union Hill Church

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## Touring a Similar Facility

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## Community Advisory Group Results

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- Dominion conducted (3) Community Advisory Group (CAG) meetings which consisted of representatives and residents from Buckingham County
- Dominion presented information about the compressor station and addressed questions, comments and concerns from the CAG group
- Some members visited Dominion's Chambersburg Compressor Station to see first hand what a compressor station looks and sounds like
- Actions to address main concerns of CAG members:
  - Designing downward pointing lights to reduce light escape
  - Moving station structures as far as possible from route 56 and from the Transco ROW to reduce facility visibility
  - Leaving existing trees in front of station to screen facility
  - Move microwave tower to rear corner to reduce visibility
  - Microwave tower height of 195' or less to not have FAA required light
  - Color scheme of buildings to resemble barn and blend with rural surrounding

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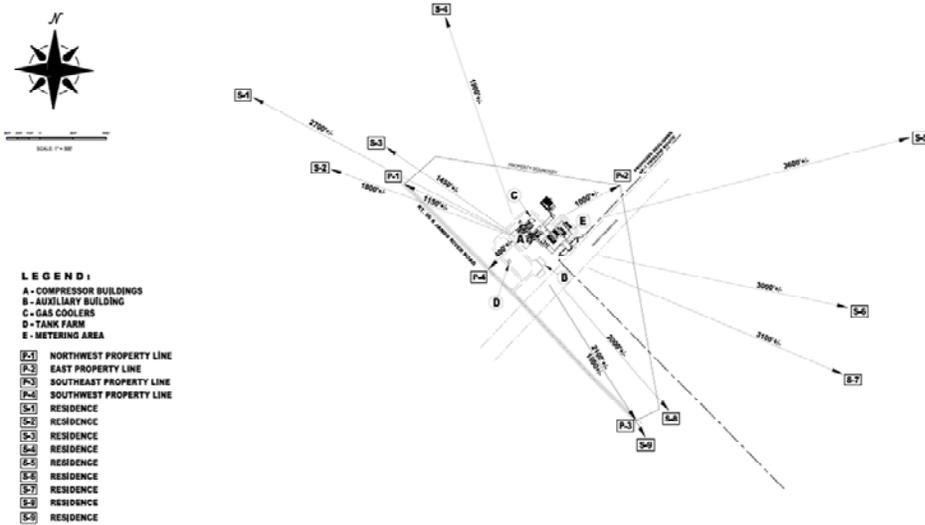
# QUESTIONS?



# APPENDIX



# Sound Study Locations



# Sound Study Results

Sound Study Results for CS2 (Excerpted from RR9: Table 92.4-17) (Residences visible on diagram on last page of sound study)

Closest NSAs (Residences)	Distance & Direction to CS2	Existing Ambient Sound Level Prior to Station Construction (dBA)			Predicted $L_{dn}$ from the Four Gas Turbine Compressor Units and M&R Station (dBA)	Predicted Total $L_{dn}$ (Compressor Units and M&R Stn. + Existing Ambient) $L_{dn}$ (dBA)	Predicted Noise Increase from Existing Ambient $L_{dn}$ (dBA)
		Measured $L_{eq(d)}$	Measured $L_{eq(n)}$	Calculated $L_{dn}$			
S1. Residence	2,700 ft WNW	47.5	29.7	45.9	37.4	46.4	0.5
S2. Residence	1,800 ft WNW	47.9	25.3	46.0	42.4	47.6	1.6
S3. Residence	1,450 ft WNW	46.4	25.3	44.6	44.4	47.5	2.9
S4. Residence	1,900 ft NNW	43.9	31.8	43.2	42.4	45.8	2.6
S5. Residence	3,600 ft ENE	39.8	32.9	41.2	35.4	42.2	1.0
S6. Residence	3,000 ft ESE	46.2	35.9	46.1	38.4	46.8	0.7
S7. Residence	3,100 ft ESE	39.7	35.4	42.7	37.4	43.9	1.2
S8. Residence	2,000 ft SE	43.0	33.9	43.4	42.4	45.9	2.5
S9. Residence	2,100 ft SE	43.0	33.9	43.4	41.4	45.5	2.1

NSAs = noise sensitive areas, dBA = A-weighted sound level, Leq (d) = daytime equivalent sound levels, Leq (n) = nighttime equivalent sound levels, Ldn = day-night sound levels, WNW= west-northwest, ENE = east-northeast, SE = southeast, SW = southwest. NNW = north-northwest, and ESE = east-southeast.



**Summers:** (Additional information not on slides.)

Slide #4: The Atlantic Coast Pipeline consists of about 600 miles of pipeline. It runs from north central West Virginia all the way into North Carolina with a spur also into Virginia. Secondary line which runs to Virginia Beach is 20”.

Slide #5: We plan to have a microwave tower and we are in discussions with 911 in the Buckingham County for a dish on our tower to have coverage in that area of the County.

Slide #6: As gas moves through the pipeline it becomes stagnant because of terrain and frictional losses inside the pipes. So the purpose of the station is to help boost that pressure to help it move to delivery.

Slide #7: ISO which stands for International Standards Organization. There is some confusion with our air permit. The air permit is actually filed for 57,000 hp and that’s because it’s based on the best case scenario of sea level, zero degrees temperature, 4 inches water column intake loss and also 4 inches on the exhaust. So it’s a best case scenario and that’s why we permitted at 57,000 hp. Station blow-down silencers which are not required but we have those to help silence the venting of any gas.

Slide #8: Safety is our #1 priority. We have rigorous federal and state testing protocols during construction and operation. The pipeline’s welds are 100% e-rayed. We’ll have continuous system monitoring and sensors, alarms and shutdowns on the unit and the station. Community awareness where we will meet with the community along the pipeline corridor and surrounding the station to discuss our facility. We coordinate annually with local emergency responders. We have meetings. We provide them food. We have training sessions with the local responders. We also have 24/7 monitoring of our gas control in Bridgeport, West Virginia.

Slide #9: We also have a “Best in Class” environmental features and these features are not necessarily required but we decided to do this because we wanted to be “Best in Class”. We’ve also taken steps to reduce methane release including vent gas recovery compressor to capture any gas that may be released atmosphere and pump it back into the headers and not be released. Self diked tanks and additional concrete containment around our tankages for any type of spillage containment.

Slide #10: Air emissions. This is a chart that gives you an indication of our compressor station emissions versus the current Buckingham County emissions.

Slide #11: FERC requires sound levels to be below 55dBA at noise sensitive areas which includes residents, churches and so forth. We have already done our pre-sound study and we’ve used that sound study to design our equipment to maintain that 55 at the nearest noise receptor. We have insulation in the buildings. We have fans that are attenuated. All of our building equipment is sound attenuated. We’ve also included the station blow-down silencers to

minimize venting noise and that's an extra cost to Dominion. That is not a requirement. When the construction's done we'll go in and do a post-construction noise study that's performed following a station completion to ensure that we are 55dBA at the nearest receptors to be in compliance.

Slide #12: The picture you see in front of you is a current rendering, a 3-D concept of what the Compressor Station will look like. As you can see we've tried to leave as much screening and trees in front of the station to help screen the station from Rt. 56. You can see the Transco right-of-way on the right hand side, the wide path crossing Rt. 56. You'll also see a microwave tower in the back left. That will also be designed to incorporate the emergency response microwave.

Slide #13: During the process we met with the Community Advisory Group which consisted of all these different groups in the community. You can read those representatives.

Slide #14: We also had some of the members tour a compressor station of ours in Chambersburg, Pennsylvania. And I think they were impressed with what they saw and how the station operated.

Slide #15: We can only move the facility so far back because there's wetlands on the backside so that kinda limits us on how far we can move it. There was some concerns from the community about the light on top of the tower so if we remain below 195 we will not have a light on the tower.

Slide #16: And with that I'll ask if there are any questions. We've brought a team of Dominion folks that are subject matter experts that we can answer any questions.

Slide #17: There is an appendix which shows you the sound study locations that our noise consultant did. He labeled the nearest residence and the distances. And you can see in the following chart what the increase of the noise levels would be in those situations on the very right hand side. And the second from the right column is the listing of the total dBA at the nearest noise receptor. Any questions?

**Maxey:** Yeah I have one. What's the difference in our existing pipelines and this one you're talking about putting in, the pipeline itself?

**Summers:** There's 4 Transco existing pipelines in the right-of-way, William Transco that we're going to connect to so that has nothing to do with the new pipeline we're laying. We are going to connect to those 4 Transco pipelines. They're already there.

**Maxey:** Is there more pressure in the new one or?

**Summers:** We will have more pressure in the new one yeah.

**Maxey:** And what's your difference...The Blue Ridge Environment Defense League has different numbers as far as pollutants. Are these pollutants are not similar? Are they yearly or...?

**Summers:** They should be...The ones in the chart should be the current listing of our air permit application.

**Maxey:** Ok.

**Bickford:** You say you're going to have 2 buildings with 2 of the motors in each building separate.

**Summers:** Yeah.

**Bickford:** At any one time at like full load will you have all 4 running?

**Summers:** We did look at one big building but again it would be one big building. We thought we'd break it up into 2 buildings it might give us a lower profile and smaller visibility from the road. So...

**Bickford:** But will...are the 4 going to be running all the time, full-time?

**Summers:** I can't say 4 will be running all the time. There is little bit of redundancy built into the system that way if we have a unit go down we have 3 others to pick up the load. There may be times where there's four units running but that would be a peak load but generally all 4 units may not run all the time. But we have to permit it as such it's running all the time.

**Bickford:** Right, yeah I do. I understand that. Thank you.

**Smith:** I have a question.

**Summers:** Yup.

**Smith:** Did Transco just install 3 new compressors on their line?

**Summers:** I cannot answer that. I do not know about...

**Smith:** Why can't you answer that?

**Summers:** I don't know about Transco's system.

**Smith:** You mean you're getting ready to tie in with somebody that may or may not has just put in 36,000 hp compressors and you don't know if they put them in?

**Summers:** We understand what we're tying into as far as their pipelines and their pressures but I don't know what they do at their stations. So we know what kind of flow we're going to give and take to them and their pipeline capacities and their pressures but I don't know what compressors they have on their system.

**Gormus:** Mr. Summers.

**Summers:** Yes.

**Gormus:** You've heard all the concerns from the people in the audience. Have you contacted any of these people as purchased right-of-ways or easements or offered them any kind of ...because it sounded like there was a difference even in the money that was being offered for the easements within the different counties.

**Summers:** I'm not involved in the pipeline so I can't answer that question. I'm not involved in the pipeline right away. I'm only involved in the station.

**Gormus:** Ok.

**Summers:** Yeah.

**Gormus:** I see somebody coming. Mr. Toms wants to answer.

**Toms:** The easement costs are based on third party realtor evaluations so different counties have different prices of land. So it's all agricultural, residential whatever. So it's like location, location, location. It's all susceptible what going prices are for in the area. So we're paying market value. We're having third party real estate firms to do those appraisals and those are the offers that we're working with the landowners so. Montgomery County for example is going to be a higher land rate than Buckingham County or whatever so. You have to look at the purchase value of what the going rate is there.

**Gormus:** Ok.

**Smith:** I do have a question about purchase value in Buckingham.

**Toms:** Yes sir.

**Smith:** How much did you pay for those 68 acres over on 56?

**Toms:** Well I think we all know that. That's location, location, location.

**Smith:** How much did you pay for the 49 acres off of Texas Road on the other side of it?

**Toms:** That's about 160 some acres there and that was at property owner value there.

**Smith:** Well let me ask you this. Is the trespass fee that you're paying these folks that you're going across their property is it anywhere close to what the property values are that you bought in Buckingham?

**Toms:** That was location sir. That's where we join Transco. That's the ideal location. So I understand your question.

**Maxey:** How much have you purchased in the County as far as where the pipeline...

**Toms:** I can't tell you yet. I don't know what all we've...several I know. We're in the process of surveying. Then you have to do a plat and then you have to get an appraisal on it so I can't answer that tonight but I mean we can get back to that.

**Smith:** Ok we've got a lot to learn.

**Maxey:** If you know we're hearing that this is supposed to reduce...it's a cheaper way of producing electricity. How is Buckingham benefitting? Can you guarantee us some lower rates?

**Toms:** Well that would be...you also purchase from the coop as well as Dominion here in the County and we are all in the process of gaining electricity. A lot of our rate basis in and as you know in Virginia are coal based and right here in your locality Bremo we've had to change the coal burning out to natural gas to keep it operating. So it's an emissions. It's an EPA Clean Energy Plan issue that we're dealing with. And the benefit to Virginia is continued cheaper electric rates.

**Gormus:** Alright sir with that being said when we traded out the coal for the gas...

**Toms:** Yes mam.

**Gormus:** At Bremo we lost a lot of people's jobs. Is this bringing in any jobs?

**Toms:** It will bring a lot of construction jobs. With the compressor station we'll have about 9 employees associated with that compressor station.

**Gormus:** Nine.

**Toms:** Yes.

**Gormus:** Ok. Construction people, where do you get these people? I mean...

**Toms:** Well there's a certain skill to build the pipeline...depending on the skills on the pipeline.

**Gormus:** Probably not anybody from the county.

**Toms:** It certainly could be some folks from the county working for them but it's up to our general contractor to...just like building the Bear Garden Station. You had some employees work there but certain skills come with that kind of project. So if those skills aren't available locally they'll bring those in.

**Gormus:** Alright. Impact on the churches up there. Trying to touch on everybody's concerns because I do feel for everybody. You know it's not near my house but it's in my county. So it's still my baby.

**Toms:** Right.

**Gormus:** Impact on the churches up there. You know when you're having service and it's quiet prayer time, you know, this roar. Is it going to be a minimum that wouldn't bother them or they just got to sing louder?

**Toms:** Well I think that's what your sound study shows. What our...when you get further away from it the sound goes down and...

**Bowe:** Emmett can I say something for just a second?

**Toms:** Yes sir.

**Bickford:** I wanted to ask...

**Bowe:** We went as appointments from the Planning Commission up to visit their plants. And we took a sound meter with us and we met out in this parking lot at 7:00 last Monday morning. There was not another car out there except for us. And the sound levels in that parking lot at that time were 45 dBA. Am I right?

**Bickford:** Right.

**Bowe:** When we got up to the compressor station, we toured it. We went in it. They scared us to death. They even gave us earplugs to put in. We got into the plant standing within 10 feet of the compressor station and I have worked many placing over my lifetime they were a whole lot louder than that without ear protection. When we left we got just outside the gate, which could not have been any farther than from maybe twice as far from here to Rt. 60, got out with the sound meter again and it read 53 or 54. That's not loud.

**Toms:** And that's older technology. So this will be newer technology, more insulated, more sound proof.

**Bowe:** I think there's legitimate fear out there but until you actually see one of these and hear it with your own ears, I didn't know what I was about to get into when I went up there. Believe me.

**Allen:** Normal talking is about 60 some decibels.

**Bowe:** Yeah.

**Allen:** 66-67.

**Toms:** We had the same concern with the Third Union Church down near our Bear Garden Station if you recall back in the day and you know there's been no concern. I mean there was some fear about noise whatever in operations. That station is bigger, different, a whole different scenario set up there. But we have not been detrimental to the church down there between two neighbors there so. We do have to meet the sound requirements and those will be part of our federal requirement, state and federal requirement.

**Gormus:** Ok. And I think you cleared up about the microwave tower. It's not 198 feet. It will be less than 195.

**Toms:** Less than 195.

**Gormus:** So there'd be no light on that.

**Toms:** Well you think, I might just add there that near that church, both of those churches, there's been 4 pipelines there for 70 some years already. So we're crossing those pipelines but they've been...they're talking about the blast zone and those kind of things, they've been in that zone for years.

**Gormus:** Ok.

**Toms:** So that's you know I point that out to them but they keep bringing that up. They're sitting right on it.

**Maxey:** But they don't have a compressor station.

**Toms:** No but the rupture of the pipelines is what they're looking at.

**Maxey:** Right.

**Toms:** And they've been in that scenario for 70 years.

**Maxey:** But you've got pollutants and a lot other things happening when you put a compressor station in.

**Toms:** And, yeah there's some air emissions there and that's what's outlined in the permit.

**Maxey:** That's what concerns me. Alright.

**Gormus:** And so if I'm reading this right the unit itself, the whole complex would be gated? I mean fenced and gated.

**Summers:** Yes mam.

**Gormus:** So there wouldn't be any four wheelers running up and down the pipeline?

**Summers:** Gated with cameras.

**Gormus:** With cameras.

**Toms:** Now the Transco Pipeline exists there you saw to the right. It's not gated today and that won't...that's up to Transco. I mean that's a different company so. That right-of-way exists today and if the four wheelers want to run in there, you know, that's up to them to maintain so you know.

**Gormus:** And they do.

**Toms:** And we'll have the same with our pipeline.

**Gormus:** Ok.

**Bowe:** There's one other thing that I noticed up there and that was that...I think if I remember right you all said the land had been there for 30 years, that compressor station.

**Summer:** 1992

**Toms:** 90's, 1992.

**Bowe:** 92 ok excuse me. But since then there are some gigantic subdivision houses within a mile or two of that place. They have actually moved in after the compressor station is there. So I don't know how much logic we can put with the fact that because it's a compressor station nobody wants to buy in the county. That just did not seem to be the case up there.

**Toms:** And as you saw there's not only one compressor station there's three there. We have another on across the road and then Columbia has one there. So there's three compressor stations at that site. And we've got schools and subdivisions and everything all around so.

**Maxey:** There's a lot more people there getting forced to move into those areas too.

**Toms:** Right.

**Gormus:** Alright and the concerns with the partitioning of the farms. When you go through a piece of property after the pipeline is there what do you leave?

**Toms:** Basically grass to right-of-way. It cannot have trees planted on it. It cannot have buildings on it. Other than that you can farm over it. We pay for loss of crop damage or loss of use for the during the construction period but in agricultural land it will be put deeper so they can plow up sub-soil. If there's forests in that area we will work with them on access roads, crossings. If not after the pipeline's through you want to come back and timber then we need to put some matting down and do those kind of things. But if it's a permanent road crossing we'll work with landowners to do those kind of things. And we'll work with them to put it deeper. We require a minimum of 3 foot of cover for on top of it but if it goes right across the land then we'll put it deeper so they can farm over it, drive over it and those kinds of thing so.

**Gormus:** And livestock could be there and...

**Toms:** No problem. Right we'll work with the landowner...

**Gormus:** There won't be any danger to them?

**Toms:** We'll have to work with them on the construction period or whatever. So we'll do the fencing and all that to keep them off of that you know. If we have to do water and feed sources we'll have to work with the individual case by case basis on that so. We don't intend to stop their production. The intent is to get through and get out with the least angst as possible.

**Gormus:** Ok.

**Toms:** So you see the right-of-way every day when you ride up and down the road on Transco. It's going to be similar.

**Gormus:** I'm trying to cover all my notes that I made...

**Toms:** Right.

**Gormus:** You know because I love these people.

**Toms:** I understand.

**Gormus:** And you all are going to be here and then you're going to be gone and we're still going to be here.

**Toms:** I understand.

**Gormus:** So and the welds are x-rayed? So you have certified welders?

**Summers:** 100% x-rayed, yes.

**Gormus:** Ok.

**Toms:** And then the pipeline will be flown once a month. It will be foot patrolled. We have 24 hour safety system.

**Gormus:** A drone?

**Toms:** From airplane overview so for inspection of right-of-way. We don't want loggers and track hoes and that kind of thing getting in the right-of-way.

**Gormus:** Ok.

**Toms:** That's a safety precaution as well. We have cathodic protection which is an electronic signal along the pipeline. It's called cathodic protection which is basically an electrical signal sitting on the pipeline that really looks for derogation or corrosion or whatever so that's a newer technology that's not on the Transco pipeline. The pipeline is epoxy coated inside and out so there's some different safety standards from the existing line that you have today that will be above what's here now.

**Maxey:** Has there been any forms in the county to educate the public? Or is this...this is the first time?

**Toms:** No we've had a couple of houses. We've had a county advisory group with constituencies. We've had open houses here in the building here. Had on at the middle school and invited folks to come out. We had a right good crowd at the middle school and here at the...so landowners were invited; the county was invited to come to attend so. We've had 2 what we call open houses here and then we've had the customer advisory committee that met for several months as a group of concerned citizens. Several of them have spoken tonight that were on the committee we tried to educate about this process.

**Bickford:** What's the longevity of building the site, the plant as far as construction time?

**Summers:** I think it would probably take anywhere from 9-12 months to build??

**Bickford:** You said how many laborers would be there?

**Summers:** We would have anywhere from 75 -100, maybe a little over 100 at the peak of construction.

**Bickford:** Any...I know I read this information I apologize how any permanent positions.

**Summers:** I think between 8 and 10.

**Bickford:** 8-10 ok.

**Summers:** And if I recall some of those folks may be hired locally depending on their skills and qualifications.

**Bickford:** Right.

**Toms:** The pipeline construction itself may have a segment of 600 workers at a time to this area so that section will move up and down the pipeline from land clearing to welding; to you know installing it in the ground, those kinds of things and coming back reseeding so. At one point the way we talked to the general contractors there could be as many as 600 people here in a volume at that point.

**Maxey:** Somebody else may need to answer this Rebecca. What's the benefit to Buckingham? I've heard you know tax wise or...

**Cobb:** I don't have tax number. I mean at this point we have an estimate but I 'm not sure what it is.

**Toms:** I can give you an estimate. 18 it's about 200,000, 19 it's about 300,000. You get to our peak flow of gas we're projecting in 2022 it's about a million and a quarter tax revenue to the county.

**Maxey:** And that's from the compressor station?

**Toms:** The compressor station is about 40% of that and the pipeline is about 60%.

**Maxey:** So the pipeline itself is taxed?

**Toms:** Yes so you get about a million and a quarter after we get to full operation.

**Maxey:** We need to hear both sides. We need to understand.

**Toms:** Right. So it's about a 60/40 ratio coming from the pipeline and compressor station. So about 40% from the compressor station.

**Bickford:** Ok. Any other questions for either of these?

**Smith:** Yes. What's the life of the pipeline before you shut it down?

**Toms:** Well that's a good question. Some of this pipe in the area is operated 50 years but our rate base and we built on a life base of about a 30 year cycle but a lot of pipe is serviceable. And we have a Columbia line up in Augusta County that's been there it was like 50 years before they replaced it. Some of the Transco line has been in the ground. They had a big rebuilt in 77; 75-77 time frame replaced a lot of it. They actually have a 42" line in their right-of-way so they have 36's and 30's in that right-of-way. So there are four pipelines there but they are over capacity and wintertime you cannot get capacity off of that. So that's why we need additional pipeline. People keep saying there's plenty of capacity here. Well that's true in the summertime because peak demand is for heating for gas predominately in the U.S. is in the wintertime. And as we start generating 24/7 with electric generators we're going to take peak being year round so we need another highway. It's the 81 or 79.

**Smith:** Maybe I misstated or you misunderstood. I'll try it again.

**Toms:** Ok. Yes sir.

**Smith:** When this pipeline is done, finished, caput, never to be used again what is that time frame?

**Toms:** Don't know. It's unknown. I mean as long as our license goes with FERC and it's operational that's unknown right now. But based on safety and pipe conditions you would replace the pipe and keep going. So that's an unknown right now. So we'll have limits on our permits that we'll have to renew at that time if it's still operational so. But the pipe generally, industrial average has been 50 years but you know in most places 30 years is what the life cycle of the pipe is rated on from the manufacturer those kinds of lives.

**Maxey:** What's your permit limitations on the pipeline? Are you...

**Toms:** Terms?

**Maxey:** Yeah.

**Toms:** Basically it's an open-ended permit. Once we get it you just have to meet regulations as they come along. So we'll have an air permit and then we'll have a pipeline operating permit from FERC so it's a question of time. And we also have in our easements with the landowner

should we abandon it there's, and we've got it in the special use permit, when we abandon it we need to take it back to its normal reclamation. If the landowner wants the pipe removed then we would do that. So there is provisions in there should by abandon it so. And we've got the same thing in the compressor station taking back to green field situation whatever so.

**Smith:** I know Colonial flies daily flights down the pipeline. Do you think once a month is enough?

**Toms:** Well Colonial's got some age on their pipelines. What's required...

**Smith:** 63.

**Toms:** Yeah, what's required is minimal. And we do more than the minimal requirement or whatever. But they have a fluids line. They have a gasoline and diesel fuel line different from what us with natural gas. So we also have some more sensing equipment on our pipelines that are not on the Colonial line today so. That is above the required standards. We do that for safety so. We are required shown on one of the slides there is basically it's a MRI. But there is a machine that goes through the pipeline and some of the Transco line is older that it can't get through there but broader our pipeline will be it's required every 7 years to go in and do a MRI of the pipe to look at the integrity of that and Transco's not required to do that due to the age of their pipe that's here today so they don't have the capability to do it all. So that's another safety feature that's in there so. Plus you take a MRI of your pipe every 7 years so that's a requirement.

**Bickford:** I just want to follow up on something you said about crossing the pipeline if it was installed. What is the...I know most cases it's determined by the depth of the pipe. They come out and somebody measures and sees how deep it is. What would you...what would your specifications say if a logger wanted to cross your right-of-way?

**Toms:** Well typically a log truck is 80,000, 86,000 and you get a heavy weight permit. They can cross the pipeline but because it's axle width because when you get close together like a combine those kinds of things when you get shore together it's a mathematical function to weigh the axle's bases. If you want to cross the pipeline we do what Transco does. You either put rip rap or oak mats down to spread the pressure out or whatever so.

**Bickford:** I agree with this because I'm a forester and I'm just trying to follow up on it.

**Toms:** Right. We say you don't cross the pipeline without notifying it. We evaluate it then based on the kind of equipment you use. If you've got concrete truck that's a whole lot different from a combine or a long based tractor trailer or whatever so. If you go to continue to run over it then we want to beef it up a little bit in that area. If it's going to be a permanent future street for a subdivision or a permanent farm road then we ought to plate it, do it now so you can cross it there and put gates there and make a permanent crossing so. We'll work with the landowners

going through there now ten years from now if you come back and want to do it then that's going to be cost to the contractor or whoever just like it is on Transco or any other line.

**Bickford:** Ok.

**Toms:** That answer?

**Gormus:** Almost what you're saying is you provide like a good neighbor policy up front?

**Toms:** Right.

**Gormus:** For the farmers who have concerns about crossing this pipeline should it go in.

**Toms:** Yes mam. So we'll work with all the landowners whether it's farming or forestry or whatever you do. If it's a future planned subdivision that's got a road dedication that's not here today, we need to work to beef that up. So we cross under you know if you go up the DC pipelines are all around us. But I mean we work to get with roads those kinds of things. But if we know about it now, it's like the county water system, if you know about it now you put it in. But if 10 years from now somebody comes in and wants to go across the water line then you've got to do something to protect it. So that's kinda where you go. Does that make sense?

**Gormus:** Yes sir.

**Toms:** Ok.

**Gormus:** Do you have like we all hear you know before you dig call Miss Utility?

**Toms:** We do. We have 811. We have all that all along.

**Gormus:** Have a speed dial number.

**Toms:** Yes we do and we have a...you'll see the markers...you'll see them on the orange and white markers and orange and yellow markers that you see on the pipeline, they have the phone numbers. And they'll be in fence lines and on property crossings and that's one of the things we do once a year when we meet with the local emergency team is to educate them just like we do you know about digging and calling 91...you know the 811 number we have.

**Gormus:** Do they have a designated number...

**Toms:** Right.

**Gormus:** Like the utility poles?

**Toms:** We have a designated number we all use and 24 hour response.

**Gormus:** I mean on... say you know I got a pole on my property does it have a number on it when I call it says this is pole number 12345 and you know where it is?

**Summers:** We do have numbers on our pipeline markers yes. And that's part of the community awareness as we work with the community in the vicinity of our facility to make them aware that the facility is there so if anybody tries to dig around it they are aware of it to notify them.

**Gormus:** Ok.

**Bickford:** Any other questions from the commissioners? Ok thank you gentlemen.

**Toms:** Thank you.

**Summers:** Thank you.

**Bickford:** We are charged with deciding tonight whether to move this forward to public hearing or whether...

**Cobb:** If you want to pause on that decision I will go through the conditions.

**Bickford:** Conditions ok.

**Cobb:** That way if you have any changes to those we can address that and face the Public Hearing on those conditions. So I'll just go through each condition. If any Planning Commissioner has a question about a condition or has a change then just speak up and we will discuss that while we're there.

1) The compression of natural gas will occur through natural gas fueled turbines with no greater than 55,000 ISO horsepower rating. An increase in horsepower will require new permitting

**Bowe:** I think you need a combined in there don't you?

**Cobb:** Yes we can do that.

**Bickford:** Because you've got 4 different motors.

**Cobb:**

2) Except as otherwise outlined in Condition 16 below, the only use of the property shall be compression of natural gas and its transfer underground. There shall be no other industrial uses on the subject property.

3) There shall be no abatement of local property taxes in association of this request.

Asked to put list up on overhead. Ms. Cobb does so.

4) During normal operating hours, the applicant is responsible for providing the first response to any emergency in relation to the compressor station. The applicant shall prepare, at its own cost, an Emergency Preparedness Plan to be submitted to the County for review and approval prior to implementation of operations.

5) During construction activities that produce noise between the hours of 9:00 p. m. and 7:00 a. m. shall not exceed a noise level of 60 dBA (decibels) at the property line.

6) Noise attenuation measures will be implemented to ensure that noise levels attributable to normal plant operations will be kept to an L90 reading of 55 dBA (decibels) or less at the property lines and less than 55 dBA at any adjacent existing building that is not on the subject property.

The applicant has contacted me with concerns about this condition. They have said they feel comfortable meeting that decibel less than or 55 or less at the property lines with the exception to Rt. 56 that because of the wetlands and they can't move the facility back any further. They are leaving the trees there in the front for screening but also to help you know muffle the sound at along the roadway. But granted that most people are going to be in their vehicles traveling the road and noise levels in a vehicle is going to be louder than that, they have asked to modify that condition to kinda exempt the property line right at 56. So that is there for your consideration on that condition. Do you want to discuss that or do you want to think about it and we'll come back to it?

**Gormus:** I want to discuss it.

**Cobb:** Ok.

**Gormus:** When you go down through the four lane highway and you see a housing development or here, you see the big wall that keeps the traffic noise away from the houses. Is that not something that could be put as a screen barrier?

**Cobb:** That was something...I didn't mention that specific thing but I did mention you know other ways to decrease the sound level and the response that I received was you know they were trying to do a more natural looking because of the visibility issue that during a lot of the public meetings there was concerns about visibility and seeing it. And they felt that that wall would be

something that people would term as ugly and didn't want to see it and a reminder that the compressor station is there. So that was the response that I got.

**Gormus:** Well perhaps they could put it up and then put ivy on it. I mean I feel like the noise concern was a lot of the people's that were sitting here it was coming off of 56 and if we just leave that end open it's not fair to them. That's my own personal feelings.

(Toms from the audience. Inaudible.)

**Bickford:** Please come forward if you don't mind sir.

**Toms:** Looking at the sound studies that were done and with the buffer of trees we feel comfortable with 60. 55 is going to be tough to make it as close as we are to the road. We have distance front, back and side...side and back but we don't have it in the front. You know and if we go to a wall is that something that is detrimental to the view shed or whatever. Leaving the trees we need about 60 dBA at the road which is louder than me talking here and louder than a car going by. We had the car running using the meter at the station and it's 77 just standing beside the car running so. I mean 60 is what we need to meet by the sound study at the frontage level there so.

**Cobb:** So potentially for the condition we could list the other or say the property lines with the exception of that property line being at 60 dBA and list that number if you feel comfortable doing that.

**Smith:** What if they have construction equipment already they could build a berm and put small shrubs on it.

**Bowe:** That's not going to do as good a job as the existing trees. The existing trees I think they were about...it appears there's about 100 feet thick of them. I'm not sure you want to be riding down Rt. 56 and look up and see this concrete wall for a couple hundred, 3 or 4 hundred yards. I don't think that's going to go real good out there. There's not another concrete wall in Buckingham that I know of.

**Toms:** And that was the concern of a lot of our community members. That's why we decided on the trees as much as we could but we do have wetlands behind us so we can't go back but so far to get the footprint in there so. We need about 60dBA at the road. And the requirement for 55 is not at the property line. The federal requirement is at the nearest receptor which is a home or whatever. So there's not any homes on the front side today on Rt.60.

**Bowe:** Well I guess I'm in an advantage over you all because I went up there and I listened to this thing. And I'm telling you it's not that bad.

**Gormus:** Well maybe if we move this on to public hearing we could have one of those meters here to see how loud everybody is?

**Allen:** You won't get under 70 in here.

**Gormus:** Could we try that?

**Bowe:** When we were going up we were trying it in the vehicle.

**Gormus:** Could we do that Rebecca?

**Cobb:** I used one on my phone so I can actually tell you what we've got right now if you wanted me to.

**Bickford:** What you all are requesting on this condition is to change it just for...

**Smith:** At 56.

**Bickford:** Only at 56. If that's possible.

**Toms:** We can make the other because we've got enough space. On the front we're not going to make it. And we're trying to leave as much trees as possible you know and even put more trees there. But if you but the berm or the wall a lot of our community members did not like that suggestion because it looks more industrial.

**Smith:** I hate to be a smart aleck but it's possible you bought the wrong piece of property.

(Applause from audience.)

**Cobb:** So Alice just on my app on my phone during that conversation it was peaking at 80 and averaging at about 61 dBA.

**Gormus:** Ok. Thank you because I don't visualize things. I needed...

**Summers:** I brought a chart to give you an example of what decibels are and a comparison to what that noise sounds like if you're interested in to look at that. So we're to be 55 at the nearest receptors, 60 is a busy street, an alarm clock, average office noise is about 50, just give you an idea.

**Smith:** Sorry I don't have any experience with that hair dryer.

**Toms:** I threw that in there.

**Bickford:** Thank you.

**Maxey:** But that's a constant. That's not up and down, the noise.

**Summers:** Well it could vary. We're basing the noise on everything running full tilt. So it could be...

**Cobb:** Scott could you come to the mike?

**Bickford:** That way everybody can hear.

**Smith:** And you're on the tape that way.

**Summers:** We perform our sound study full tilt so all 4 units running, everything running, coolers running so we get a good full tilt, full station operation noise. And then most of the time most everything won't be running. So it will be that point or less.

**Maxey:** So you're saying your average may be 50. Is that all day?

**Summers:** No it depends on what units and coolers and equipment is running. It could be less but it can't be more than what we're telling you here. It can't be more than 55 at the nearest receptors.

**Maxey:** But it's a constant.

**Summers:** It's a constant variable. If one unit's running then it's going to be less noise than 3 units running.

**Maxey:** What did she say somebody talking was?

**Gormus:** She said it was 81.

**Bowe:** Chet when we went out there I was expecting to see this 56, 57,000 hp machine that's the total of all the machines in the building. There's 4 of them that will add up to 53,000. Only normal operation will be 3 or less running at any one time. It's only on what did you say rare occasion?

**Summers:** Peak load. Peak load a very, very warm day.

**Bowe:** That you get the fourth?

**Maxey:** Is that at night too? During the night.

**Summers:** Yes. Yes.

**Maxey:** Ok thank you.

**Bickford:** Why don't we...

**Gormus:** Ok I'm good with that.

**Bickford:** Move on and we'll think on that one.

**Cobb:** Ok.

7) During construction dust shall be controlled with water and calcium chloride.

8) Exterior lighting will be directed downward and inward to the extent feasible in order to prevent any glare on adjacent properties. In addition, the facility will be designed to enable exterior lighting for work areas of the station to be switched off while not in use. Any lighting for surveillance will be at minimum foot-candles for visibility and shall be pointed in a down direction.

9) Site lighting shall not exceed 5 foot-candles in exterior working areas and 2 foot-candles in parking and non-working areas.

10) Light trespass shall be limited to and should not exceed 0.5 foot-candles at the property line. All exterior luminaries shall utilize full cut-off optics.

11) All driveways, parking areas, and access roads shall be maintained in a manner that will keep dust to a minimum so as not to adversely impact adjacent properties. Driveways and parking areas will have asphalt surface or better, exception may be applied if not feasible and dust can be controlled otherwise.

12) The compression station and accessory facilities shall be centrally located on the property to the greatest extent feasible and shall conform generally to the layout shown on the drawing submitted with the application.

13) A natural colored chain link fence or similar security device shall be placed around the facility at least seven (7) feet in height and will feature prominent "No Trespassing" signs.

14) There shall only be one (1) permanent detached sign for project identification purposes (exclusive of directional signs) which shall be a ground-mounted monument type sign with landscaping. Any lighting of the sign shall be from above and shielded away from adjacent properties.

- 15) Fencing and all structures shall have a minimum setback of 100 feet from all property lines.
- 16) Existing trees along the northwestern property line and along the front of the property (as noted on the site layout submitted with the application) shall be maintained as a buffer for the life of the station. East of the station access road and east of the existing Transco lines there shall be trees planted and maintained after construction to provide a buffer and block visibility from the highway and adjacent properties.
- 17) Main Buildings and structures above the tree height shall be a neutral earth tone color (example: muted browns, greens, grays).
- 18) Silencers shall be used during blowdowns.
- 19) The Virginia Department of Transportation shall approve access to the proposed facility and the applicant will provide all required improvements.
- 20) A traffic management plan shall be submitted as part of the overall site development plan. Review and approval by VDOT of the traffic management plan will ensure that temporary construction entrances and access roads are provided appropriately; that “wide load” deliveries are scheduled during off-peak times, and that access routes to and from the site are planned to minimize conflicts.
- 21) All necessary permits shall be acquired from all applicable regulatory bodies of the state and federal government and copies of such permits shall be provided to the County upon request. The applicant shall maintain periodic reports as required by permits and these reports shall be provided to the County upon request.
- 22) This facility shall utilize Best Available Control Technology (BACT) in accordance with the most current DEQ air permit; to include but not be limited to Selective Catalytic Reduction (SCR) for the reduction of Nitrogen Oxides (NOx) emissions and Oxidation Catalyst (OC) for the reduction of Carbon Monoxide (CO) and Volatile Organic Compounds (VOCs) emissions.
- 23) Prior to site plan approval, the applicant must demonstrate that all wetland requirements, if any, have been achieved to the satisfaction of the U. S. Army Corps of Engineers.
- 24) At such time as the facility shall not be used for gas compression, the applicant or its assignee shall remove all personal property, fixtures, buildings and other structures, and leave the site in a reasonably comparable condition to that which existed prior to construction of the facility; provided that the applicant or its assignee at its option may,

except for any underground fuel storage tanks, abandon any below ground utility infrastructure facilities, foundations and pavings in place.

25) The applicant shall operate in accordance with all permits, laws, rules and regulations of Federal, State and local law, including this special use permit.

26) If violation of the any state or federal permit are reported to the local government by the applicable regulatory agency, the Board of Supervisors, and/or the County Administrator, may request the applicant to provide, at the applicant's sole expense, the services of an appropriate firm to review the nature of the violation, if any, and the remedy, if any. This firm shall be selected by and report solely to the county.

27) That any infraction of this permit's conditions could lead to a stop order and discontinuation of the special use permit, if it be the wishes of the Planning Commission or Board of Supervisors.

28) Upon start-up a report will be prepared and provided to the County showing operational factors associated with the compressor station that includes the name(s) and contact information for on-site supervisors, and verification of current, valid state and federal licenses and permits. The County will be promptly notified of any changes, normally within five business days.

29) Any complaints or inquiries by the Board of Supervisors, County Administrator, or Zoning Administrator will be responded to promptly. In the event the applicant is notified of any violation of applicable federal, state, or local laws, regulations, or permit conditions, the applicant shall notify the Zoning Administrator in writing within two business days of receiving such notice and within a reasonable period of time fully inform the Zoning Administrator of the steps being taken to correct and/or remediate the violation. Authorized county personnel or their authorized agents will be permitted to inspect the facility without prior notice to ensure that all physical structures and plant operations comply with local regulations.

30) Nothing in this approval shall be deemed to obligate the County to acquire any interest in property, to construct, maintain or operate any facility or to grant any permits or approvals except as may be directly related hereto.

31) The applicant shall certify to the County annually that it is in compliance with all conditions of this special use permit.

32) In the event that any one or more of the conditions is declared void for any reason whatever. Such decision shall not affect the remaining portion of the permit, which shall remain in full force and effect, and for this purpose the provisions of this are hereby declared to be severable.

So that is the proposed conditions. I'll leave that for your discussion along with discussion of setting the public hearing.

**Bickford:** Thank you Ms. Cobb.

**Maxey:** Ms. Cobb this is on the Buckingham web-site the conditions?

**Cobb:** Correct. The packet that was provided to you all, I believe it was delivered to you all on Thursday, was also put on the County web-site on Thursday. So when you go the Buckingham County web-site, on the very front page under news the first little block is where the Board of Supervisors' packets go and then the next block is the Planning Commission packets. And so tonight's entire packet there, this application and the conditions are there and it will remain there until the next month's meeting. And about a week prior to we will change the packet for the current month's information.

**Maxey:** Somebody can pick up a copy at the office right. If they don't have a computer.

**Cobb:** Yes we do charge a fee for making copies. But yes they are welcome to come and do that. It is 50 cents a page.

**Gormus:** And there is also one at the library.

**Bickford:** Commissioners any questions or comments regarding the 32 conditions? Other than the change for #1 and then the suggested change to #6 for the property line along Rt. 56 raising it to 60?

**Smith:** You did make note of the change on #1?

**Bickford:** Correct that is the compression of natural gas will occur through natural gas fueled turbines with no greater than a combined 55,000 ISO.

**Smith:** Right.

**Maxey:** On 29 about half way down it says reasonable period. Do we need to assign a time to that or does that sound alright to everybody?

**Gormus:** Guess it depends on what the complaint is what the reasonable time is. So we can't hardly put a time limit on it.

**Maxey:** I'm just asking.

**Bickford:** Probably difficult.

**Smith:** I think Chet's right. I think 10 business days is adequate.

**Cobb:** The reason...

**Charlton:** I was thinking, it doesn't say for full remediation.

**Cobb:** The reason it says reasonable time is because depending on the agency and the discussions that they are having they may not have an answer within 10 days. So that's why there's not a time frame there.

**Charlton:** I'd say that that's, steps are being taken, we are hiring a consultant, we are working with the Feds to look at this. They've given us a time frame.

**Cobb:** And we could add...

**Maxey:** The problem is...

**Cobb:** That once steps are being taken they have to let us know those steps within x number of days that you all decide.

**Maxey:** Right. We need to set a time frame because the problem with a lot of situations in what we do is there's no time frame and it gets dragged out for months. They need to let us know something quickly. That's just my thought.

**Cobb:** So I think Sammy you mentioned 10 days. Is that something that everyone is...

**Smith:** Everyone comfy with 10 business days?

**Bickford:** Do the Commissioners think that is adequate? I guess my question is refer back to what you said Ms. Cobb, is that going to be something that can actually be done?

**Toms:** I think we would be comfortable with 10 days but the answer may be we do not know. We will let you know. If you can get us an answer from a federal agency in 10 days we'd be glad to have it so. You know we under issue with the agency we're dealing with so we can give you a 10 day update and it may be the same for the next 30 days. But 10 days is something we can certainly report to you on. But we may not have the answer by then because if you can get us an answer from FERC in 10 days we'd love to have it so. You know that's kinda what we're under dealing with DEQ or whatever so. I'd be glad to keep you updated.

**Smith:** I just don't like being ignored.

**Toms:** Yeah we'll keep you updated every 10 days no problem. But it may not have an answer yet. So that's the position we're in.

**Smith:** I don't know is an answer.

**Toms:** Yeah.

**Bickford:** Alright if everybody's comfortable we're going to go with 10 days.

**Maxey:** That sounds good.

**Bickford:** Seems to be acceptable Ms. Cobb.

**Allen:** On #2 you've got "there shall be no other industrial uses on the subject property." Does that exclude, include the cell tower?

**Cobb:** The cell tower is not considered an industrial use.

**Allen:** It's on the property.

**Cobb:** I'm sorry?

**Allen:** It's going to be on the property.

**Cobb:** It's on the property but it's not industrial. Do I say any use or do I say industrial?

**Allen:** No you've got it right. Industrial use. Alright I just want to make sure.

**Cobb:** Right and while we're mentioning that I will go ahead and say they are working on application for that so that will be coming before you as well. They needed to still do a balloon test and some other things so that's why it not here at the same time. But that application will be coming before you as well.

**Bickford:** Any other comments?

**Maxey:** Well we're just deciding to send it to public hearing.

**Bickford:** Right.

**Maxey:** Which is what it should be.

**Bickford:** I'm referring to the conditions. Anything you wanted to question or change of the 32 conditions.

**Maxey:** Well the citizens need time to look at that too. Maybe help us out on something.

**Gormus:** So are we changing #6 from 55 to 60?

**Bickford:** That has been discussed but we haven't said we would.

**Cobb:** My proposal was to leave it at 55 for the other property lines and to change it to 60 for the property line...

**Allen:** On 56.

**Smith:** Do you need that as a motion or just a consensus.

**Cobb:** Just a consensus.

**Bickford:** I have no problem with it.

**Maxey:** This can change.

**Bickford:** Correct.

**Smith:** Yeah after it goes to public hearing.

**Cobb:** Yes but the public hearing is somewhat based on that you're looking at these conditions so if there's you know huge changes next month then we may be advised to hold another public hearing so.

**Maxey:** Which could be good.

**Bickford:** Is the consensus of the Board ok with this one change on clause 6?

**Smith:** The property line.

**Bickford:** Yeah 60 dBA along Rt. 56 that property line. It appears that is ok.

**Gormus:** Alright #9. Site lighting are we speaking about post-construction, during construction or pre-construction or just all the time?

**Cobb:** This would be post-construction. This is the facility operating lighting.

**Gormus:** Ok. So there's nothing about during construction.

**Maxey:** Do you all plan working at night?

**Cobb:** Well you'll notice in #5 there are construction noise...

**Gormus:** Right but we don't say anything about lights at night?

**Cobb:** I guess I was thinking it wouldn't be lit if there wasn't anyone working.

**Maxey:** Let's just ask?

**Bickford:** Why don't we just ask?

**Gormus:** Well we can't assume.

**Summers:** Depending on our schedule we could work at night. We have at one of the projects. It's not real efficient and I don't think the contractor likes to work at night but it's a possibility.

**Bickford:** Ok.

**Maxey:** Well we could limit it from dawn to dusk on construction. A lot of projects are for that reason. Think about it and add it later.

**Bickford:** Any other questions, changes, suggestions to the conditions? Review these. We are charged with making a decision whether to move this on to public hearing or not. That's where we're at now.

**Bowe:** I make a motion to move it forward to public hearing.

**Maxey:** I'll second. It needs to go.

**Bickford:** Ok any further discussion before we vote? Seeing none we will vote then.

**Commissioner Bowe moved, Commissioner Maxey seconded and it carried 7-1 to send to Public Hearing 16SUP236 ACP Compressor Station. Commissioner Smith voted no.**

**Bickford:** Alright that passes. It does move forward to public hearing which will be September 26<sup>th</sup>. Is that correct?

**Gormus:** Alright we will have an answer about this night lighting during construction before then?

**Bickford:** Well actually he said that right now he can't speak for the contractor but they probably will not plan to do that. If you feel that you want something in that I would say bring it

and we will...if this were to move past and move to the Board of Supervisors we could change it at that time.

**Gormus:** Well I think that that was one of the concerns and I don't want to be accused of not listening to the concerns of the constituents there.

**Bickford:** Alright. I would say you can think about it and determine what kind of language you want there.

**Gormus:** Ok.

**Maxey:** Most jobs that I've dealt with are only dawn to dusk.

**Bickford:** Normally they are.

**Maxey:** The contractor actually could work beyond that but he had to go before the municipality.

**Bickford:** Right.

**Gormus:** I mean you go down the interstate and you see all these lights and they're just working like it's daylight.

**Maxey:** That's what I'm saying. You can limit it in your conditions.

**Gormus:** Yes.

**Bickford:** Little different circumstances because they're working at night to limit the traffic that's traveling on that. This is a site but yes you can certainly entertain just setting specific hours.

**Gormus:** Also dollars drive the train.

**Bickford:** If you choose to. Ms. Cobb this will be set for September 26<sup>th</sup>. It will be the first thing on the docket. I guess about 10 minutes after 7.

**Maxey:** I've just got one question John if I could ask these gentlemen while they're here.

**Bickford:** Yeah.

**Maxey:** How long will it take, if everything passes, you know I'm not saying this one way or another, how long will it take to build the station?

**Summers:** 9-12 months typically.

**Bickford:** 9-12 months.

**Maxey:** Thank you.

**Bickford:** Ok Ms. Cobb that moves us toward your reports.

**Summers:** We would have to have a FERC certificate to begin construction.

**Bickford:** Thank you. We will see you all in September. Ms. Cobb that brings us to your reports and correspondence.

### **Re: Reports/Correspondence-July Building Permits**

**Cobb:** For the month of July we had 16 building permits totaling of \$3,824.17. You will notice that I did include kinda our mid-year analysis of where we are in comparison to other past years building permits. So that is there for your review and interest. That is all I have tonight. I have already mentioned to you that we will be seeing a tower application for the site.

### **Re: Commission Matters/Concerns**

**Cobb:** The other thing I guess that you can discuss as part of your commission matters and concerns is we are currently scheduled for a work session for September 19<sup>th</sup>. At this time we're not working on any documents or anything like that so I didn't know if you all wanted to cancel that work session or if you have some matters that you would like to bring forward and me have on the agenda for that night.

**Bickford:** Ok that finish you up then?

**Cobb:** That finishes my items.

**Bickford:** Ok commission matters. Do we want to hold the work session? You said September 19<sup>th</sup>?

**Cobb:** Yes.

**Bickford:** Seeing that we're not...as far as there's anything from the Board of Supervisors do you want to keep that? Any Commissioners have a need to have that work session? Think she said to maybe just not have that.

**Smith:** Yeah. We don't have anything to do I don't see why we need to be here.

**Bickford:** I agree. I agree wholeheartedly. Ok. Do you need a vote or just...

**Cobb:** Yes please.

**Bickford:** Ok. Somebody please put that in a motion.

**Smith:** I make a motion we cancel the work session.

**Bickford:** Ok motion and a second.

**Commissioner Smith moved, Vice-Chair Gormus seconded and was unanimously carried by the Commission to cancel the September 19, 2016 Planning Commission work session.**

**Bickford:** Alright we will not have a work session on September 19<sup>th</sup>. We'll be back the 26<sup>th</sup> for the regular scheduled meeting. Any Commissioners have anything they want to voice?

**Gormus:** I'd like to thank those who went on the trip. I didn't make it but...

**Bickford:** I do too. We appreciate Pat Bowe, and Mr. Crews and Mr. Allen.

**Bowe:** Royce.

**Bickford:** Oh Royce. I didn't know Royce went. Thank you Royce. I did not know that. I apologize. Appreciate you all taking the time going. Alright seeing none we will entertain...we'll have the motion to adjourn.

**Re: Adjournment**

**Gormus:** So moved.

**Smith:** Second.

**Vice-Chair Gormus moved, Commission Smith seconded and was unanimously carried by the Commission to adjourn the meeting.**

There being no further business, Chairman Bickford declared the meeting adjourned.

ATTEST:

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Rebecca S. Cobb  
Zoning Administrator

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John E. Bickford  
Chairman