

DE-Ironbridge Substation_7-31-24 Transcript

1

00:00:04,290 --> 00:00:06,750

- Welcome, thank you for joining us.

2

00:00:06,750 --> 00:00:10,530

We are ready to get started, it is exactly six o'clock.

3

00:00:10,530 --> 00:00:12,630

Again, thank you for taking the time to join us

4

00:00:12,630 --> 00:00:15,000

for this virtual community meeting

5

00:00:15,000 --> 00:00:17,700

for our Ironbridge Substation Project,

6

00:00:17,700 --> 00:00:20,580

which is located in Chesterfield County.

7

00:00:20,580 --> 00:00:23,220

This is an expansion project.

8

00:00:23,220 --> 00:00:27,300

Just so that you are aware, this meeting is being recorded.

9

00:00:27,300 --> 00:00:30,930

Your audio will be muted throughout the entire presentation

10

00:00:30,930 --> 00:00:34,083

to avoid any audio echoing and feedback.

11

00:00:35,520 --> 00:00:38,160

All project related questions are welcome,

12

00:00:38,160 --> 00:00:40,080

we actually encourage it.

13

00:00:40,080 --> 00:00:41,940

We encourage you to submit any questions

14

00:00:41,940 --> 00:00:43,920

using the Q and A feature,

15

00:00:43,920 --> 00:00:46,353

which is at the bottom right of your view.

16

00:00:48,000 --> 00:00:49,500

These questions will be answered

17

00:00:49,500 --> 00:00:51,633

at the end of the presentation.

18

00:00:52,890 --> 00:00:54,090

During this presentation,

19

00:00:54,090 --> 00:00:56,970

we will be covering several topics.

20

00:00:56,970 --> 00:00:59,043

The first thing is the project overview.

21

00:01:00,600 --> 00:01:02,100

Construction, as a neighbor,

22

00:01:02,100 --> 00:01:04,533

what can you expect during construction?

23

00:01:05,850 --> 00:01:09,810

The substation location, and rezoning application,

24

00:01:09,810 --> 00:01:11,553

which is a county requirement.

25

00:01:12,930 --> 00:01:14,940

While you may not be able to see them,

26

00:01:14,940 --> 00:01:17,910

we do have a room full of subject matter experts

27

00:01:17,910 --> 00:01:20,973

who can answer any project related questions you may have.

28

00:01:22,110 --> 00:01:24,750

We have members from our communications team,

29

00:01:24,750 --> 00:01:28,650

including myself, our project manager,

30

00:01:28,650 --> 00:01:31,860

a senior member from our permitting team,

31

00:01:31,860 --> 00:01:34,320

our environmental permitting specialist,

32

00:01:34,320 --> 00:01:36,543

and also site plan engineer.

33

00:01:38,040 --> 00:01:40,620

But before we get into project specifics,

34

00:01:40,620 --> 00:01:44,100

I would like to kick this meeting off with a safety topic.

35

00:01:44,100 --> 00:01:45,330

Here at Dominion Energy,

36

00:01:45,330 --> 00:01:48,720

safety is our number one core value.

37

00:01:48,720 --> 00:01:50,550

Not only do we value the safety

38

00:01:50,550 --> 00:01:52,830

of our employees and contractors,

39

00:01:52,830 --> 00:01:55,503

but also the safety of our customers as well.

40

00:01:57,180 --> 00:01:59,730

As we have been experiencing
what some would say

41

00:01:59,730 --> 00:02:04,260

is extreme heat with indexes up to 105 degrees,

42

00:02:04,260 --> 00:02:05,910

I would like to share three tips.

43

00:02:07,290 --> 00:02:10,350

Water, remember to drink plenty of fluids

44

00:02:10,350 --> 00:02:13,713

while avoiding caffeinated drinks, such as coffee,

45

00:02:14,850 --> 00:02:16,170

which can be drying.

46

00:02:16,170 --> 00:02:18,390

This is hard for some, including myself,

47

00:02:18,390 --> 00:02:21,993

as I need a daily cup of coffee every day.

48

00:02:23,220 --> 00:02:25,890

Remember to rest, take breaks,

49

00:02:25,890 --> 00:02:27,690

especially if you're working outside

50

00:02:27,690 --> 00:02:30,360

or doing any outside related activities,

51

00:02:30,360 --> 00:02:33,420

whether it be gardening or shopping.

52

00:02:33,420 --> 00:02:35,340

And try to find some shade.

53

00:02:35,340 --> 00:02:36,750

When finding a shaded area,

54

00:02:36,750 --> 00:02:39,183

this will help bring your body temperature down.

55

00:02:42,390 --> 00:02:44,640

Tonight we're here to talk about substations.

56

00:02:44,640 --> 00:02:46,650

While we, here at Dominion Energy,

57

00:02:46,650 --> 00:02:49,770

we eat live and breathe this stuff every day,

58

00:02:49,770 --> 00:02:52,710

we never wanna assume what someone knows.

59

00:02:52,710 --> 00:02:56,160

And it also helps to put into perspective the substation,

60

00:02:56,160 --> 00:02:59,070

and the vital part it plays in the electric grid

61

00:02:59,070 --> 00:03:01,443

and getting power to homes and businesses.

62

00:03:02,310 --> 00:03:04,710

For starters, electricity is generated

63

00:03:04,710 --> 00:03:06,750

by a generating source.

64

00:03:06,750 --> 00:03:10,440

And this could be anything from natural gas, solar,

65

00:03:10,440 --> 00:03:11,973

wind, or even coal.

66

00:03:12,990 --> 00:03:16,320

From the generation site, that source is transmitted

67

00:03:16,320 --> 00:03:20,490

at a high voltage so that it can travel a long distance

68

00:03:20,490 --> 00:03:22,383

via our transmission lines.

69

00:03:23,550 --> 00:03:26,523

The transmission lines then connect to our substation.

70

00:03:27,480 --> 00:03:30,870

While at the substation, that voltage is then decreased

71

00:03:30,870 --> 00:03:33,990

or stepped down to a level where electricity

72

00:03:33,990 --> 00:03:36,990

can be distributed via our distribution lines

73

00:03:36,990 --> 00:03:39,573

safely to homes and businesses.

74

00:03:41,280 --> 00:03:45,483

Tonight we are talking about a 230 kilovolt substation.

75

00:03:47,700 --> 00:03:51,570

We are proposing to expand an existing substation

76

00:03:51,570 --> 00:03:55,320

on a parcel that was purchased in 2023.

77

00:03:55,320 --> 00:03:58,803

This parcel is directly adjacent to our current substation.

78

00:04:00,060 --> 00:04:04,680

With this project, our goal is to maintain reliable service.

79

00:04:04,680 --> 00:04:06,360

And in order to achieve that,

80

00:04:06,360 --> 00:04:09,190

we must add additional equipment inside the substation

81

00:04:10,500 --> 00:04:12,200

and we will need space to do that.

82

00:04:13,110 --> 00:04:15,660

This will involve some construction.

83

00:04:15,660 --> 00:04:17,340

And I'm sure you're wondering

84

00:04:17,340 --> 00:04:20,823

what that construction activity entails, so I will tell you.

85

00:04:21,870 --> 00:04:25,620

The first thing is we wanna prepare and level the site

86

00:04:25,620 --> 00:04:27,870

for the substation pad installation

87

00:04:27,870 --> 00:04:30,123
for the expansion area only.

88

00:04:31,260 --> 00:04:33,480
We wanna clear trees within 10 feet

89

00:04:33,480 --> 00:04:35,523
of the expanded substation fence,

90

00:04:37,560 --> 00:04:40,440
arrange and install substation equipment

91

00:04:40,440 --> 00:04:42,633
according to the engineering design.

92

00:04:43,860 --> 00:04:45,870
We're gonna also place a fence

93

00:04:45,870 --> 00:04:47,970
around the substation perimeter

94

00:04:47,970 --> 00:04:49,743
to maintain security measures.

95

00:04:50,940 --> 00:04:52,470
Let's get to the meat of it.

96

00:04:52,470 --> 00:04:54,963
When can you expect to see us in your area?

97

00:04:56,700 --> 00:05:00,670
Tentatively, we expect
construction to start in early 2026

98

00:05:02,190 --> 00:05:05,880

and construction to conclude in early 2027.

99

00:05:05,880 --> 00:05:09,270

And by conclude, I mean construction is completed

100

00:05:09,270 --> 00:05:11,343

and the restoration of work areas.

101

00:05:12,330 --> 00:05:14,853

All construction will be done in one phase.

102

00:05:16,080 --> 00:05:18,330

At any time during this process,

103

00:05:18,330 --> 00:05:19,980

we may notice that there may be a change

104

00:05:19,980 --> 00:05:23,550

in the construction schedule due to weather or permitting,

105

00:05:23,550 --> 00:05:26,070

we will be proactive in notifying you

106

00:05:26,070 --> 00:05:28,410

by sending a postcard in the mail.

107

00:05:28,410 --> 00:05:29,850

You're gonna also be able to find

108
00:05:29,850 --> 00:05:33,840
any project related information on our project site.

109
00:05:33,840 --> 00:05:36,720
I will share with you what that site information is

110
00:05:36,720 --> 00:05:38,070
at the end of this meeting.

111
00:05:40,080 --> 00:05:42,933
How is this going to impact you? Well, I will tell you.

112
00:05:44,100 --> 00:05:47,160
There should be very little impact.

113
00:05:47,160 --> 00:05:50,433
Your electric service will not be impacted by this project.

114
00:05:51,480 --> 00:05:55,530
We have no intention of closing Ironbridge Road,

115
00:05:55,530 --> 00:05:58,113
which is the main road leading to the substation.

116
00:05:58,950 --> 00:06:01,113
No VDOT permit is required.

117
00:06:02,820 --> 00:06:06,333
We are not anticipating any night work with this project.

118
00:06:07,260 --> 00:06:10,050
The construction hours are Monday through Friday

119

00:06:10,050 --> 00:06:12,513
from 7:00 a.m. to 5:00 p.m.

120

00:06:14,040 --> 00:06:18,090
The construction hours are based on county noise ordinance,

121

00:06:18,090 --> 00:06:19,770
and it will resemble what you may hear

122

00:06:19,770 --> 00:06:22,293
during typical construction,

123

00:06:24,960 --> 00:06:26,703
such as when we build a new house.

124

00:06:33,000 --> 00:06:38,000
As I mentioned earlier, safety is our number one core value,

125

00:06:38,070 --> 00:06:39,660
and this also includes the safety

126

00:06:39,660 --> 00:06:42,063
of our equipment and substation site.

127

00:06:43,560 --> 00:06:47,070
We wanna make sure that the substation site is secured,

128

00:06:47,070 --> 00:06:50,550
and only authorized personnel have access.

129

00:06:50,550 --> 00:06:53,673
To do that, we place fencing around the substation.

130

00:06:54,660 --> 00:06:56,520

This fencing is vetted through a rigorous

131

00:06:56,520 --> 00:07:01,380

engineering process to ensure our equipment is protected,

132

00:07:01,380 --> 00:07:04,293

monitored, and operating efficiently and safely.

133

00:07:05,700 --> 00:07:08,730

It aids in community
safety, again, by ensuring

134

00:07:08,730 --> 00:07:11,763

that only authorized personnel have access.

135

00:07:12,990 --> 00:07:16,383

The substation equipment is housed within the fencing.

136

00:07:17,820 --> 00:07:21,573

The fencing will consist of a 12 foot chain link fence type,

137

00:07:22,830 --> 00:07:24,330

and vegetation will be placed

138

00:07:24,330 --> 00:07:27,483

around the perimeter of the substation.

139

00:07:32,610 --> 00:07:36,090

The vegetation type will depend on what the county wants,

140

00:07:36,090 --> 00:07:38,733

they will have some weigh in on that as well.

141

00:07:40,080 --> 00:07:42,423

Let's talk about the substation location.

142

00:07:45,420 --> 00:07:46,950

We are not expecting to construct

143

00:07:46,950 --> 00:07:49,473

any new roads leading to the substation.

144

00:07:50,970 --> 00:07:53,010

However, we are respectful and courteous

145

00:07:53,010 --> 00:07:55,140

while we are working in your area.

146

00:07:55,140 --> 00:07:57,420

So if there is any damage done to roads

147

00:07:57,420 --> 00:07:59,910

during the construction due to heavy trucks

148

00:07:59,910 --> 00:08:02,220

and weight distribution of the equipment,

149

00:08:02,220 --> 00:08:03,933

we will be sure to repair them.

150

00:08:04,830 --> 00:08:07,650

Often, we like to leave the area in a better condition

151

00:08:07,650 --> 00:08:08,823

than which we find it.

152

00:08:09,870 --> 00:08:12,453

On my screen, you can see the existing footprint.

153

00:08:13,590 --> 00:08:16,560

The proposed substation will be adjacent

154

00:08:16,560 --> 00:08:18,303

to the existing substation.

155

00:08:19,470 --> 00:08:22,440

We plan to expand approximately 200 feet

156

00:08:22,440 --> 00:08:24,483

to the west of the existing substation.

157

00:08:25,830 --> 00:08:29,823

Any new roads will be created within the substation.

158

00:08:32,520 --> 00:08:36,000

As part of this process and county requirement,

159

00:08:36,000 --> 00:08:38,760

we are applying for a rezoning permit

160

00:08:38,760 --> 00:08:40,803

for the expansion parcel.

161

00:08:44,190 --> 00:08:47,100

A rezoning application was submitted to Chesterfield County

162
00:08:47,100 --> 00:08:49,173
in November of 2023.

163
00:08:50,910 --> 00:08:54,090
Again, the substation expansion requires approval

164
00:08:54,090 --> 00:08:56,073
for rezoning with Chesterfield County.

165
00:08:57,420 --> 00:09:00,060
Dominion Energy has applied for an expansion

166
00:09:00,060 --> 00:09:02,493
to the current conditional use permit.

167
00:09:04,110 --> 00:09:07,593
The expanded parcel is currently zoned for light industrial.

168
00:09:08,700 --> 00:09:13,697
We are applying for an agriculture rezoning permit.

169
00:09:18,240 --> 00:09:20,913
This concludes the presentation portion.

170
00:09:22,050 --> 00:09:23,670
I ask that you allow us a minute

171
00:09:23,670 --> 00:09:25,647
as we compile your questions.

172
00:09:26,864 --> 00:09:29,114
(no audio)

173

00:09:36,995 --> 00:09:39,245
(no audio)

174

00:09:47,289 --> 00:09:49,539
(no audio)

175

00:09:57,549 --> 00:09:59,799
(no audio)

176

00:10:07,724 --> 00:10:09,974
(no audio)

177

00:10:17,975 --> 00:10:20,225
(no audio)

178

00:10:28,529 --> 00:10:30,779
(no audio)

179

00:10:38,782 --> 00:10:41,115
(no audio)

180

00:10:46,260 --> 00:10:47,880
Thank you so much for patiently waiting,

181

00:10:47,880 --> 00:10:50,040
we have compiled your questions.

182

00:10:50,040 --> 00:10:52,770
They are directed towards our senior permitter,

183

00:10:52,770 --> 00:10:54,390
her name is Christa.

184

00:10:54,390 --> 00:10:56,310

I will be turning this over to her,

185

00:10:56,310 --> 00:10:58,443

and she will be answering your questions.

186

00:11:04,680 --> 00:11:09,680

So our first question is related to the screening

187

00:11:10,170 --> 00:11:11,733

in the front of the substation.

188

00:11:13,230 --> 00:11:15,690

We have no intention of making changes to the fence

189

00:11:15,690 --> 00:11:19,740

in the current front of the substation along the road,

190

00:11:19,740 --> 00:11:21,240

but we do plan to supplement

191

00:11:21,240 --> 00:11:23,133

the plantings that are already there.

192

00:11:24,810 --> 00:11:29,610

And so, we'll be adding vegetation to that buffer.

193

00:11:29,610 --> 00:11:31,740

What those species are, we don't quite know yet,

194

00:11:31,740 --> 00:11:34,050

that decision hasn't been made,

195

00:11:34,050 --> 00:11:36,300

but we will be supplementing those plantings.

196

00:11:37,350 --> 00:11:41,220

And then the second question was about why we need to rezone

197

00:11:41,220 --> 00:11:43,833

from light industrial to agriculture.

198

00:11:44,915 --> 00:11:48,420

And the reason being that light industrial does not allow

199

00:11:48,420 --> 00:11:51,330

substations even with conditional use.

200

00:11:51,330 --> 00:11:54,120

But agriculture does allow it with conditional use,

201

00:11:54,120 --> 00:11:56,970

which would also match the zoning

202

00:11:56,970 --> 00:12:00,090

for the existing substation parcel.

203

00:12:00,090 --> 00:12:02,700

So that means the new parcel will be zoned the same

204

00:12:02,700 --> 00:12:06,360

as where the current substation is which, again,

205

00:12:06,360 --> 00:12:08,520

would allow for the substation

206

00:12:08,520 --> 00:12:11,013

with the expanded conditional use permit.

207

00:12:15,000 --> 00:12:16,920

- Thank you, Christa, for taking the time

208

00:12:16,920 --> 00:12:18,900

to answer those questions.

209

00:12:18,900 --> 00:12:20,250

If you have any additional questions,

210

00:12:20,250 --> 00:12:22,050

it doesn't have to end here.

211

00:12:22,050 --> 00:12:25,200

You can submit all future questions via email

212

00:12:25,200 --> 00:12:28,830

at powerline@dominionenergy.com,

213

00:12:28,830 --> 00:12:33,830

or by calling 888-291-0190.

214

00:12:34,050 --> 00:12:36,540

As I mentioned earlier, as we progress through

215

00:12:36,540 --> 00:12:40,290

during the construction process, any updated information

216

00:12:40,290 --> 00:12:43,140

will be made available via our project site.

217
00:12:43,140 --> 00:12:45,330
If you're looking at your screen on a mobile device,

218
00:12:45,330 --> 00:12:47,280
you can see that website.

219
00:12:47,280 --> 00:12:49,600
It is dominionenergy.com

220
00:12:51,050 --> 00:12:54,930
[/ironbridge-substation](#).

221
00:12:54,930 --> 00:12:56,970
So again, if you find that you have any questions

222
00:12:56,970 --> 00:12:59,340
or concerns, feel free to reach out to us.

223
00:12:59,340 --> 00:13:01,830
We will be more than happy to address them,

224
00:13:01,830 --> 00:13:03,750
and any updated information

225
00:13:03,750 --> 00:13:06,510
will be made viewable on our website.

226
00:13:06,510 --> 00:13:09,150
Thank you so much for taking the time to attend,

227
00:13:09,150 --> 00:13:10,773
and you all have a great day.