

TCE 22-270 RE: Allstone/Julian CU Permit Application Revisions

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Thu 12/7/2023 3:16 PM

To: Zoning <zoning@chestervt.gov>

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7 attachments (12 MB)

South Quarry DRB App Revised.pdf; TIA Technical Memorandum 2023-1207.pdf; JE Allstone Letter3 Supplemental.pdf; JE Allstone South Quarry Cover Letter Revised.pdf; C2-101 South Quarry Site Plan.pdf; C2-000 Overall North and South Site Plan.pdf; Altered Permit.pdf;

Dear Preston,

Enclosed please find supplemental and/or revised information for the previously submitted conditional use permit application (originally submitted 5/31/2023) on behalf of the applicant: Julian Materials, LLC and landowners: 3643 VT Route 103 N, LLC and 137 Chandler Road, LLC. The applicants have decided to modify their proposal to further reduce impacts of the project(s) on the neighborhood and are seeking approval from the DRB at the upcoming hearing on December 11, 2023, so that they can move forward with these operational changes.

These changes include:

- Eliminate the proposed new metal building at the South Quarry entirely and revert to the grading limits imposed by the original permit(s), no further lowering of the quarry at this time is proposed currently, but the applicant reserves the right to submit for lowering (or expanding) the quarry in the future. Clarify that extraction limits will continue as approved by the Town and District Commission previously at this location. Blasted stone will be hauled to, and processed at, a new location outside of the town limits of Chester, VT.
- Phase out current processing operations including use of hydraulic guillotines and wet sawing equipment inside the existing buildings at Chandler Quarry **no later than June 30, 2024**. Extraction activities (drilling, blasting, etc. and limited hammering – see below) will continue but no further stone material from the VT 103 site(s) will be imported to this site. Blasted stone will be hauled to, and processed at, a new location outside of the town limits of Chester, VT.
- At each quarry site, propose limits on rock hammering to 2 days per week (Tuesdays and Thursdays between the hours of 8 am and 3 pm only)
- At each quarry site, utilize two or three-sided, min. 12' high, portable, and temporary concrete waste block “bunkers” to reduce noise impacts from rock hammering activities on surrounding area– hammering will occur within the bunkers only which can be set up and moved around the site(s). Clarify that limited rock hammering is used only to size material so it can be transported to a new location outside of the town limits of Chester, VT for further processing and preparation for sale.

- Clarify that limited on-site portable crushing activities may occur within the same parameters and limits previously approved by the District Commission in Land Use Permit 2S0775-1 (altered) dated June 21, 2005, at north or south quarries.
- Clarify that North Quarry reclamation and final grading, as per the previously submitted plans, to construct a new Contractor Yard and new State Highway Access (including for future uses, if approved) **will be completed by October 1, 2025**, unless otherwise extended by the Town of Chester Development Review Board.

Mark Hall and I will be attending the upcoming hearing on December 11, 2023, to answer any questions the DRB may have relating to the project changes. If you have any questions or need additional information, please do not hesitate to contact me directly at (802) 879-6331 or by email at Jeremy.Matosky@tcevt.com

Regards,

Jeremy



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