

JULIAN MATERIALS, LLC

**CHESTER
DEVELOPMENT
SEPTEMBER 11, 2023**



**ENGINEERING • SURVEY
PLANNING • ENVIRONMENTAL**



QUARRIERS OF NATURAL VT BUILDING STONE





AGENDA

INTRODUCTION

EXISTING OPERATING PARAMETERS & CONDITIONS

PROPOSED CHANGES

PROJECT TIMELINE

DIMENSIONAL REQUIREMENTS

CONDITIONAL USE & STANDARDS

EXTRACTION STANDARDS

SUMMARY

INTRO



Chester historic stone village, standing now for over 200 years, is known for its unique stone buildings. These homes, schools, and churches are hewn from local granite, gneiss and mica schist that not only gives them an enduring beauty but a proven protection from Vermont's harsh winters and hot summer days. Allstone produces dimensional stone for a variety of architectural purposes and their products can be seen used on everything from residential homes to college campuses.

Allstone operates three local quarries in Chester, VT on two separate parcels. The 1st located at 137 Chandler Road on 8.7 acres and the other on 343 acres at 3643 VT 103. A small retail store is located directly along VT 103. Two of the quarries predate zoning and Act 250.

All of the various stone products including thinstone, flagstone and wall stones are produced locally in Chester and shipped to customers or other masonry suppliers. The wide range of colors, textures and "glimmerstone" appearance in the various bedrock in this area make them highly desirable.



OPERATING PARAMETERS & EXISTING CONDITIONS OF APPROVAL

ALLSTONE QUARRIES - VERMONT

OPERATING PARAMETERS

2S0775 Act 250 approval - 7/22/1988 (Milligan Mountain Quarry) North Quarry Avg. extraction of 100-500 tons per week

2S0775-1(altered) Act 250 Approval 6/22/2005 - expires 10/1/2025

- South Quarry: ~11 acre limits of disturbance, portable processing shelter, portable rock crusher 4 weeks per year (<150 tons per hour capacity)
- 15 parking spaces at the Retail Stone Store
- 40 Loaded Truck trips per day, combined from both quarries
- 7:00 am - 5:00 PM Monday - Saturday
- No blasting or drilling on Saturdays
- Drilling limited to 20 hours per month

EXISTING APPROVALS

12 conditions were issued for CU#395 and 1 condition on Site Plan Review #328 in 2003, all standards were met in the design at that time.

DECISION:

The Zoning Board of Adjustment grants a permit to Allstone Corporation to construct and operate an Earth Resource Extraction (Quarry-Granite Dimension Stone) at the location described at the Public Hearing held on September 15, 2003, with conditions.

CONDITIONS:

1. The project will be carried out as presented to the Board.
2. All required local, state, or federal permits will be obtained and abided by.
3. Screening using existing vegetation will be retained to prevent undue noise, smoke, dust, odor, or other forms of air pollution from impacting the neighbors or traffic on the highway.
4. Traffic emanating from the new quarry will not exceed 40 trips per day and will be controlled so that it will not create an unsafe condition upon entering the State highway. Signs regulating the speed of the traffic from the quarry will be erected and will be enforced. Dust will be controlled by the application of water as needed.
5. All parking will be onsite and will not create an additional hazard on the highway.
6. Additional buildings are not required at this time but if the need arises, a permit will be applied for.
7. All blasting will be done by outside contractors and there will be no storage of blasting materials onsite.
8. All storm water will be controlled by the use of water retention areas and in-ground filtration or controlled dispersal onto vegetated areas.
9. Vehicle fuel storage will be in aboveground tanks and will be enclosed by adequate containment areas.
10. Solid waste will be picked up regularly by outside contractors while chemical toilets will be installed and serviced regularly by contractors.
11. There will be no artificial lighting added except the use of vehicle lights on the equipment as needed for safety.



(Conditional Use Application #395)

12. Any future modifications to the project that expand on or severely deviate from the project as presented will require reconsideration by the Zoning Board of Adjustment prior to implementation.

APPEAL PROCEDURE:

An interested person may appeal a decision of the Zoning Board of Adjustment to the Environmental Court within thirty (30) days of this decision under Section 1001(b), Title 4, Vermont Statutes Annotated.

BOARD OF ADJUSTMENT MEMBERS
Against the Decision

BOARD OF ADJUSTMENT MEMBERS
For the Decision

Ernie W. McEvany
Virginia R. Dault
Robert M. [unclear]
Paul B. [unclear]

Dated at Chester, Vermont this 29th day of September, 2003.

copy to: Allstone Corporation (Certified Mail)

(Site Plan Review #328)

15. The Commission finds that the Applicant plans to contract with a firm to conduct any blasting on the property and that he will comply with all mining safety requirements.
16. The Commission finds that the Applicant plans to have diesel stored on the property in an above-ground chamber in a containment area.

DECISION:

It is the decision of the Planning Commission to approve Site Plan Review #328 for Allstone Corporation with conditions.



NS:

act shall be carried out as presented by the Applicant.

COMMISSION MEMBERS
Decision

PLANNING COMMISSION MEMBERS
For the Decision

Naomi K. Nichols
[unclear]
Fanny Goodell

ster, Vermont this 6th day of October, 2003.

lstone Corporation (Certified Mail)

EXISTING APPROVALS

12 Findings of Fact were issued for CU#395 and 16 Findings of Fact issued with Site Plan Review #328 in 2003, all standards were met in the design at that time.

Notably the Town approvals for the new quarry did not contain any limits on the hours of operation or the amount of extraction.

Trucking was limited to 40 loaded trips per day from the South Quarry.

(Conditional Use Application #395)

FINDINGS OF FACT:

1. The Zoning Board of Adjustment finds that the Applicant is Allstone Corporation who is currently in the process of purchasing a tract of land in order to expand their quarry operation.
2. The Zoning Board of Adjustment finds that the tract of land to be purchased consists of approximately 300 acres but that the proposed quarry will only impact around 9 acres.
3. The Zoning Board of Adjustment finds that the proposed project will have little or no additional burden on the capacity of existing or planned community facilities.
4. The Zoning Board of Adjustment finds that the proposed project will have little or no impact on the character of the area. Because of its location, it will not be highly visible from the highway due to the natural screening which will be retained between the project and any nearby residents or traffic on the highway.
5. The Zoning Board of Adjustment finds that traffic on the highway will result in an increase; however, the impact on the highway will be at a better location than the current location of their quarry and will be a safer operation.
6. The Zoning Board of Adjustment finds that the project will take place in the Residential 80,000 Zone of the Town of Chester's Zoning Regulations which lists a Quarry as a Permitted Conditional Use.
7. The Zoning Board of Adjustment finds that there will be no impact on the Utilization of Renewable Resources. The Applicant explained that he plans to generate his own electricity at the present time. It may be desirable at a future date to import electricity.
8. The Zoning Board of Adjustment finds that performance standards will be in place to prevent the emission of dangerous or objectionable elements such as noise, vibration, smoke, odor, or other forms of air pollution, water pollution, heat, cold, dampness, electromagnetic or other disturbances, glare, liquid or solid fuel, refuse or wastes or create any dangerous, injurious noxious fire, explosive or other hazard.
9. The Zoning Board of Adjustment finds that performance standards will meet or exceed standards for advertising lights, street lights, parking lot lighting, or any lights so that any artificial lighting does not disturb the traffic or be objectionable to adjacent property owners.
10. The Zoning Board of Adjustment finds that there are no historical sites on the property.
11. The Zoning Board of Adjustment finds that any signs planned will conform to the Town of Chester's Zoning Regulations.

PROPOSED CHANGES

ALLSTONE QUARRIES - VERMONT

Allstone seeks a Conditional Use Permit to relocate and consolidate stone processing associated with three existing stone quarries, including: new stormwater improvements, reclaim North Quarry and change in use to Contractor Yard, construct 20,000 S.F. new processing building at South Quarry and related improvements, lower the approved floor grade of the South Quarry by 30 feet, and cover the trucking of materials between the quarries, Stone Store. Overall objective is to reduce activities at Chandler Road and North Quarry over the next 12-18 months.

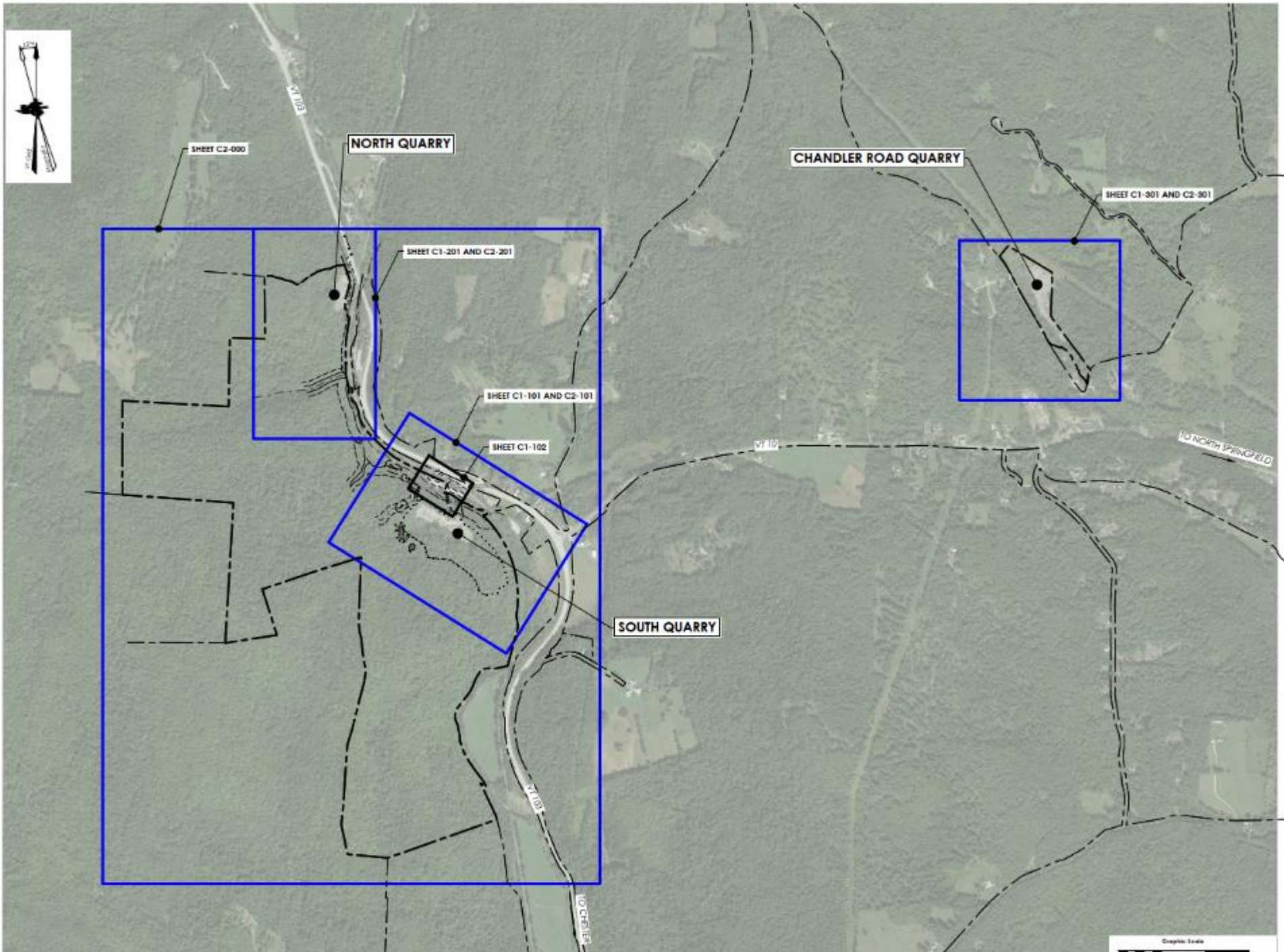


Exhibit O

CHANDLER RD. QUARRY

1. Chandler Road Quarry

Project Location: 137 Chandler Road

Span: 144-045-10646

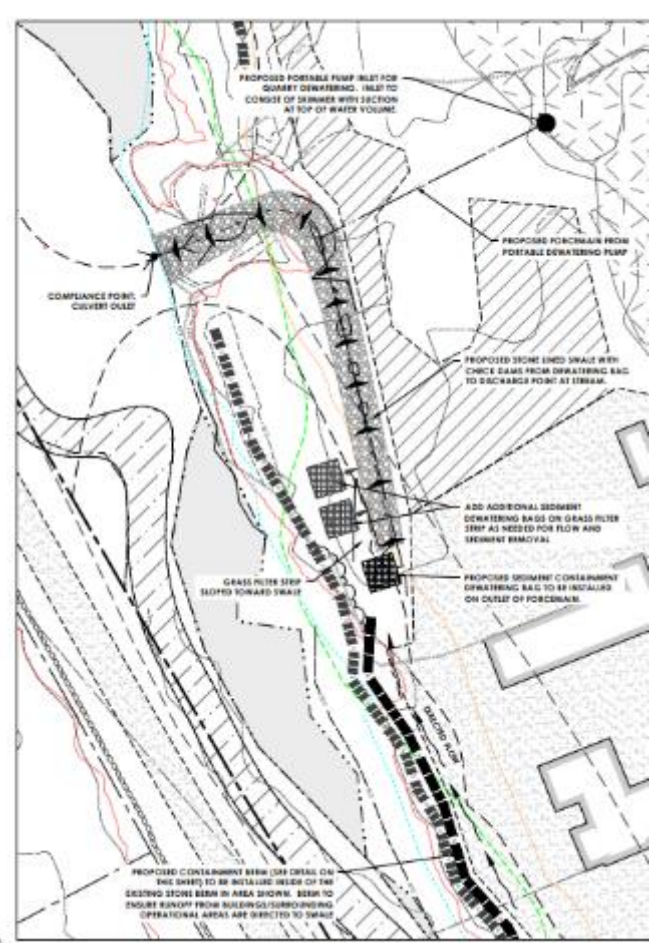
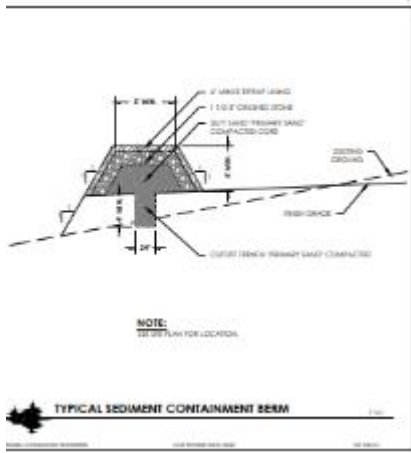
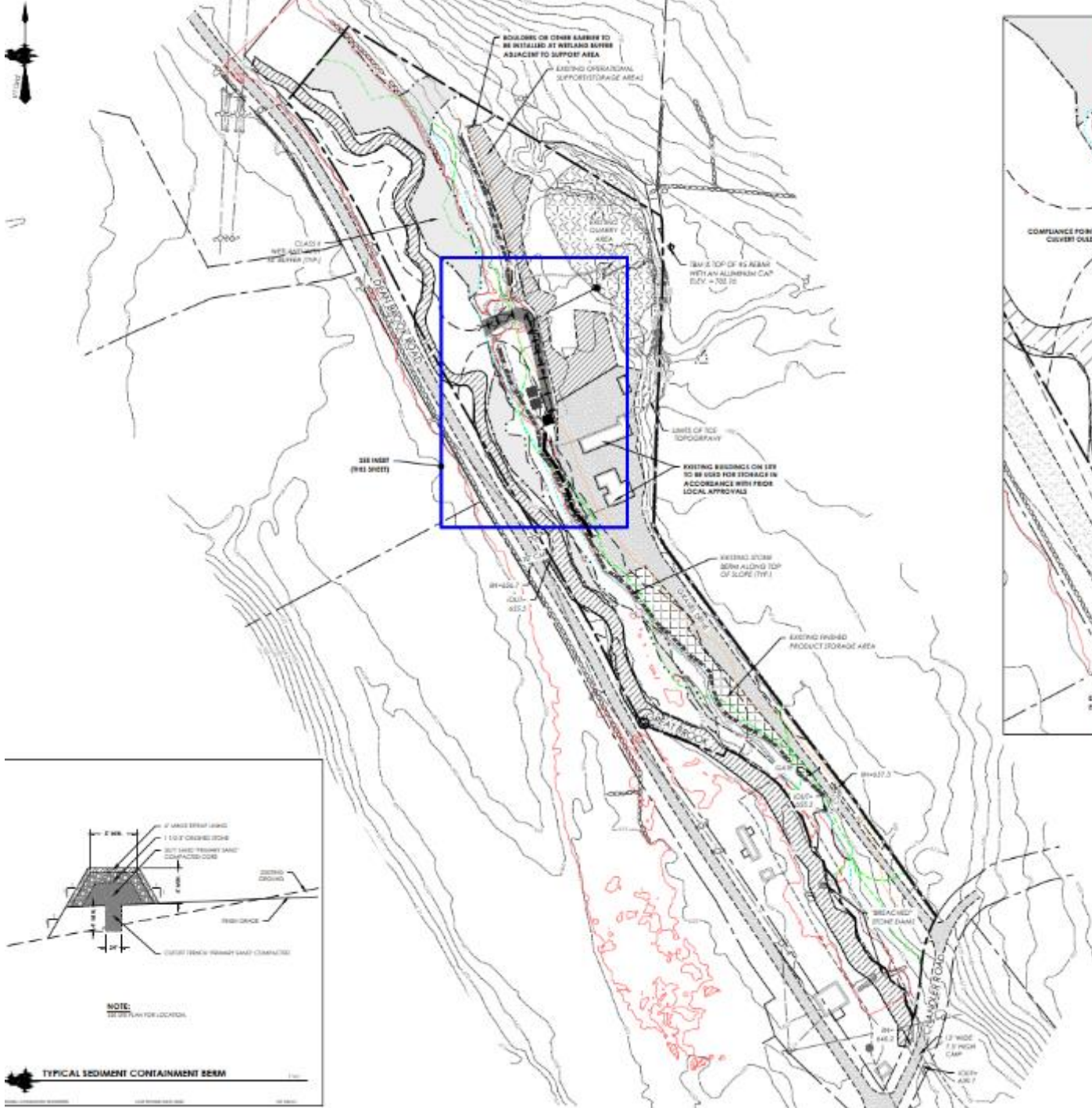
Parcel Size: +/- 8.7 Acres

Zoning District: Residential (3 acre) 120 District (R120)

The existing Chandler Road quarry property is approximately 8.7 acres and consists of an access road, three existing buildings, and an existing dimensional stone quarry. The stone quarry is an existing non-conforming use within the zoning district. The property is adjacent to the Great Brook. Processing, cutting, and misc. stone quarry operations occur within the existing buildings and other areas of the site. Stone from the other two quarries associated with this application (South and North Quarries) are trucked to the Chandler Road Quarry for processing.

CHANDLER RD. QUARRY

- Reduce activities and transition operations to South Quarry over 18 months from approvals
- Reduced noise with mitigation during transition period
- Significant noise reduction after operations moved to South Quarry
- Reduced truck traffic substantially after transition period
- Improved Stormwater Management (already implemented)
- Restored wetland buffer (already implemented)



STORMWATER INLET
1" = 32'

STORMWATER NOTE:
THE PROPOSED STONE LINED SWALE AND SEDIMENT CONTAINMENT Dewatering BAG SHOWN HEREIN WERE INSTALLED IN MAY 2023.

Exhibit W

NEW STORMWATER BMPs



WETLAND BUFFER RESTORATION



NORTH QUARRY

3. North Quarry

Project Location: VT Route 103 Adjacent to the VT103 Williams River Bridge

Span: 144-045-11176

Parcel Size: +/- 343 Acres

Zoning District: Conservation-Residential (C-R) District

The existing North Quarry is an approximately 1 acre dimensional stone quarry at the northeast corner of the +/- 343 acre parcel (same parcel as South Quarry). This quarry project site is located adjacent to the VT 103 right-of-way near the highway's bridge crossing over the Williams River. The Vtran's right-of-way is irregular and extends farther onto the project ** property due to previous VT 103 alignments. There is an existing access road on the east side of the quarry area within the state right-of-way. The quarry area slopes quickly up from VT 103 (and the access road within the right-of-way) to an elevation at the quarry floor approximately 40-55 feet higher than the adjacent roadway.

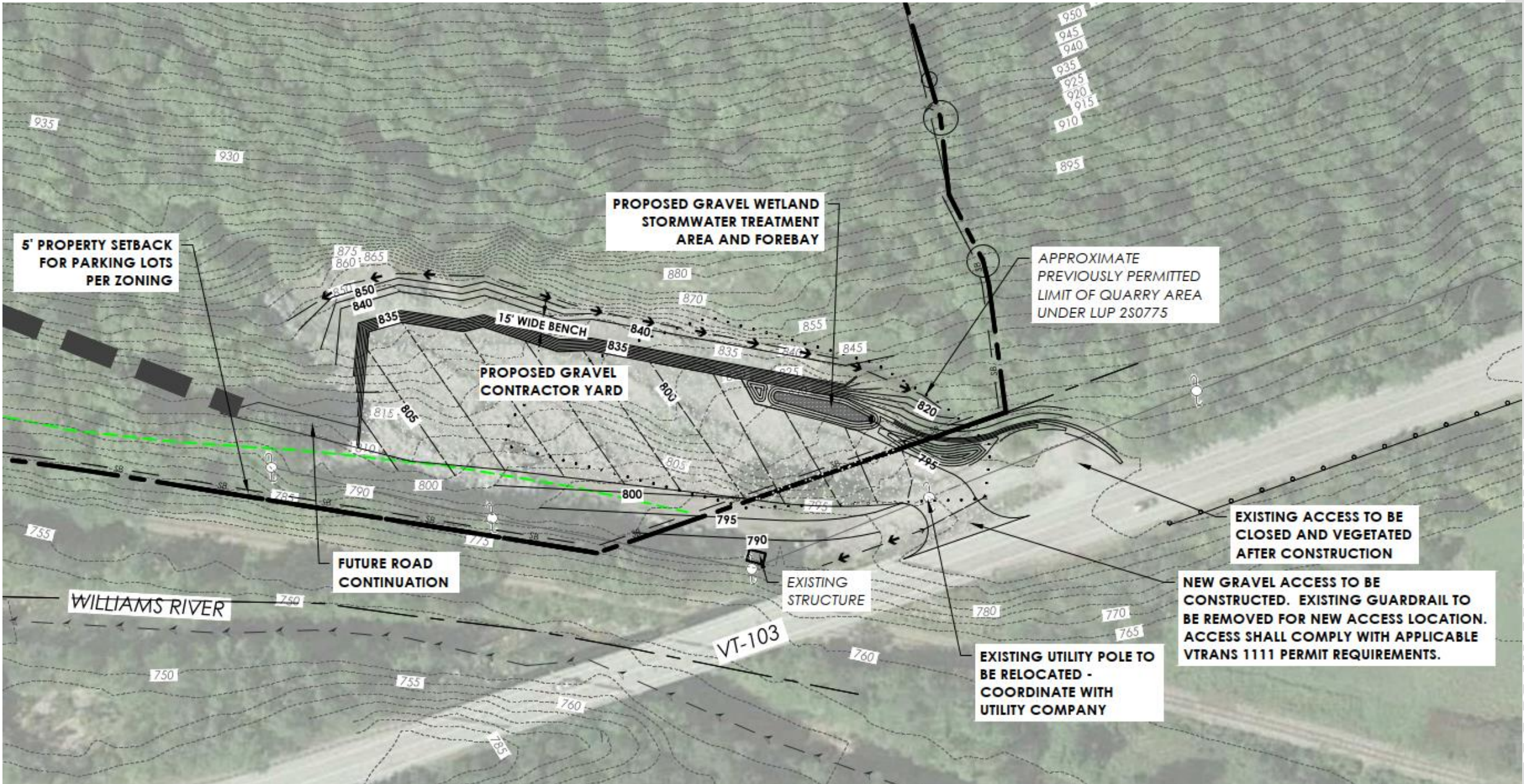
**Note: An error was corrected in the plat, which now reflects a 0.66 acre portion of the old Right of Way that was conveyed From State of VT to the Milligan Mountain Quarry, Inc.

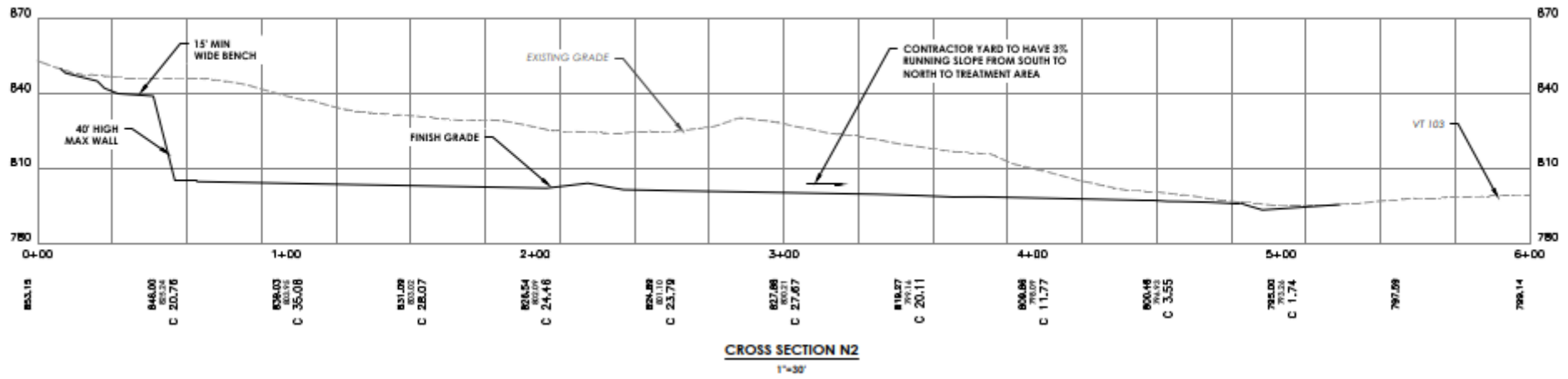
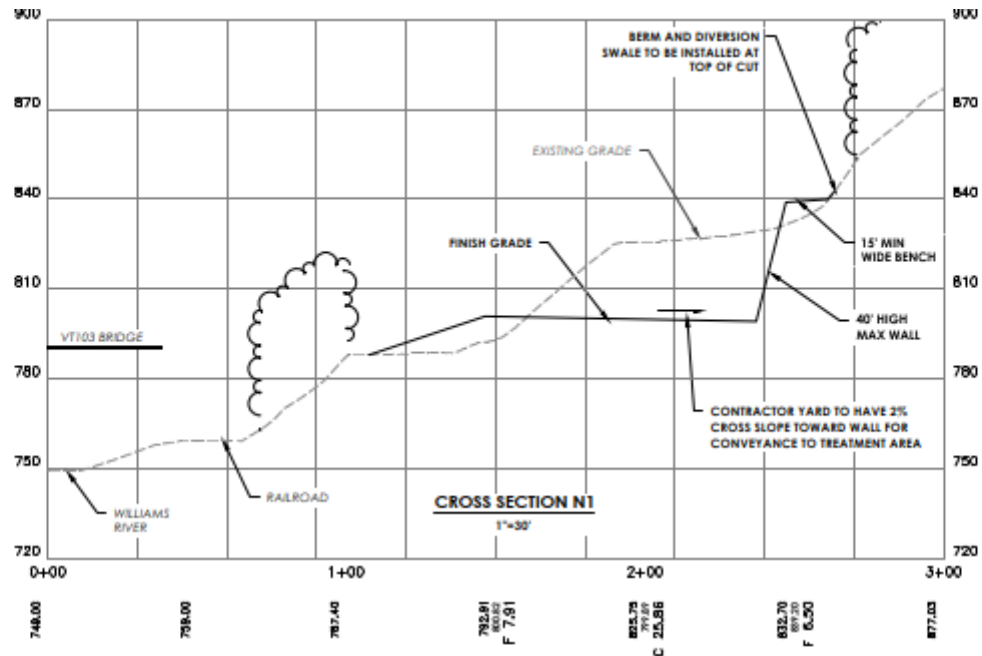
NORTH QUARRY



NORTH QUARRY

- Change in use from historical non-conforming pre-existing use (quarry) to Contractor Yard: used for storage of product and equipment, trailers, pallets.
- Commence New Reclamation Plan - see revised plans **Exhibit I-2 and M-2**
- Reduced operational noise after construction and reclamation completed
- Reduced traffic once construction is completed
- Completed in 12-18 months from approvals
- Provide adequate and safe access on VT 103 - allows tractor-trailers to enter and exit as well as turnaround.
- Improved access for future activities on property including staging area for Williams Bridge replacement, silviculture and possible future extraction (not included in this application)





SOUTH QUARRY

2. South Quarry

Project Location: 3645 VT Route 103

Span: 144-045-11176

Parcel Size: +/- 343 Acres

Zoning District: Conservation-Residential (C-R) District

The existing South Quarry is an approved approximately 13-acre dimensional stone quarry located on an approximate 343 acre parcel on the south side of VT 103. Approximately 2.5 acres of cleared quarry area exists to date within the previously approved limits. The access road for the quarry crosses over property owned by the railroad company before crossing an existing bridge over the Williams River to the quarry site. The existing Allstone retail store for the project quarry operations is located on railroad owned property adjacent to VT 103 and the South Quarry access road.

SOUTH QUARRY



SOUTH QUARRY

- Construct new 24,000 SF single story metal building to house and consolidate stone processing operations and minimize noise at other sites.
- Lower floor elevation by 30 feet to improve aesthetics and noise mitigation
- Improved access and site circulation for trucks
- Improved stormwater and process water management
- 3 phase power to eliminate need for diesel generators (improve air pollution)
- New septic system and water supply
- Completed in 18 months from approvals
- Future access to North Contractor Yard and 14,000 SF addition to building (not included in current application). Allows for future access to railroad for hauling aggregate or dimensional stone.

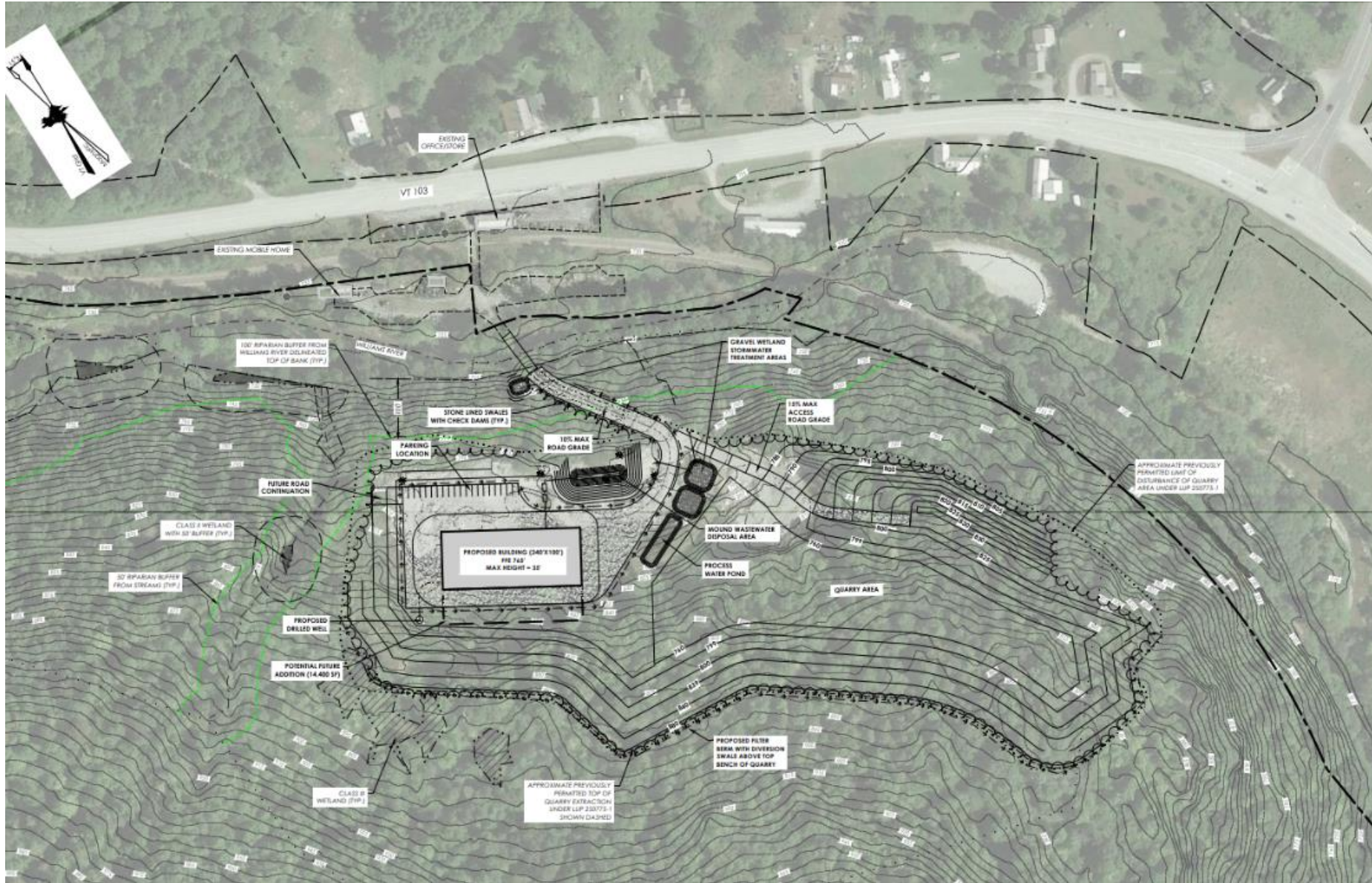


Exhibit U

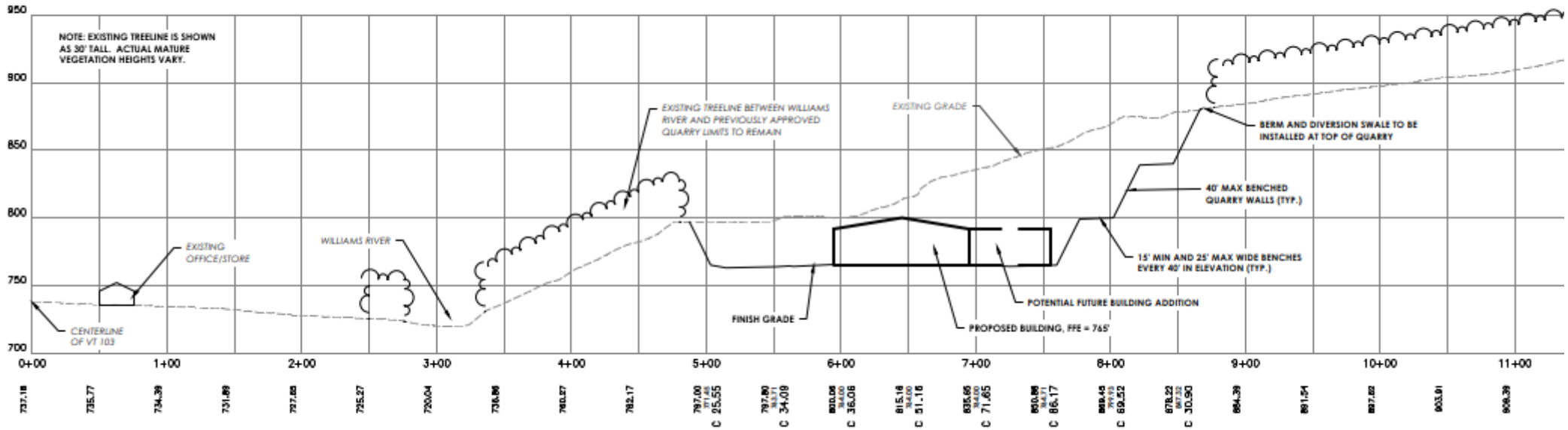


Exhibit Y

Example of architectural style for new building



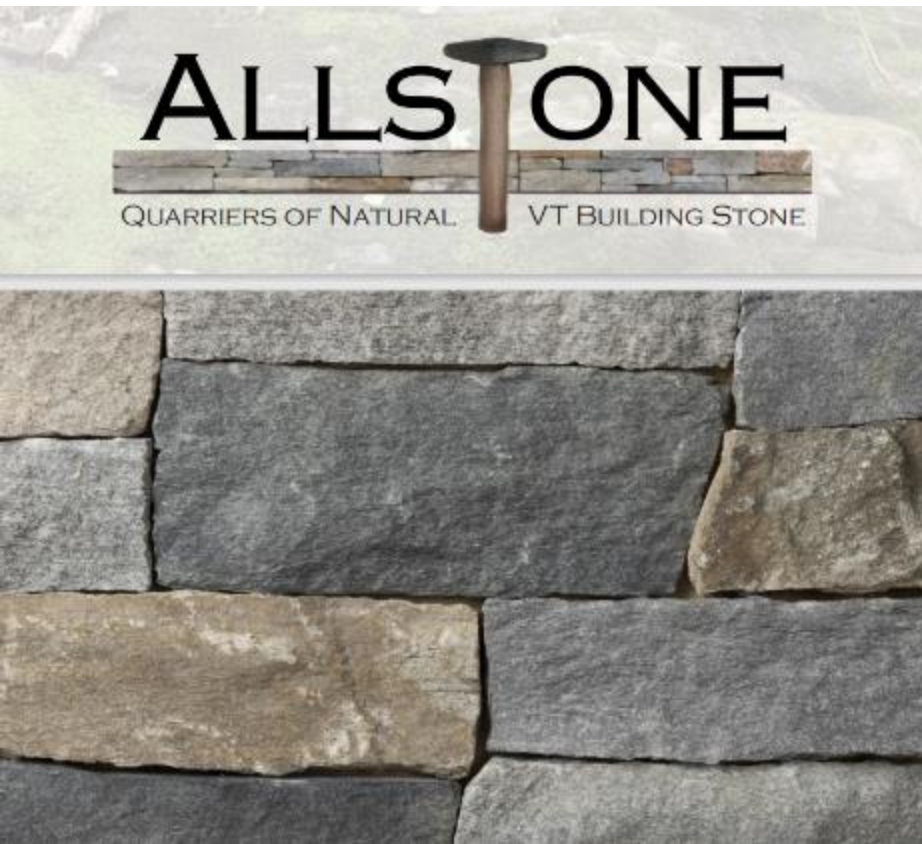
Exhibit F



PROJECT TIMELINE

ALLSTONE QUARRIES - VERMONT

PROJECT TIMELINE



**JAN
2024**

Local and State Approvals

**APR
2024**

Begin construction of new South Quarry Process Facility, Reclamation of North Quarry, construction of Contractor Yard

**SEP
2024**

Begin moving operations from Chandler Quarry to South

**JAN
2025**

Open new Contractor Yard - move material storage from Chandler

**SEP
2025**

Complete all Operational Changes



DIMENSIONAL REQUIREMENTS

ALLSTONE QUARRIES - VERMONT

DIMENSIONAL REQUIREMENTS

NORTH CONTRACTOR YARD

• CONSERVATION RESIDENTIAL (CR) DISTRICT

- Min. Lot Size 5 acres - met
- Min. Lot Frontage 250 ft. - met
- Minimum Front, Side and Rear Setbacks 50 ft. - n/a no buildings
- Parking will be setback five (5) feet or greater per 3.20.E.
- Max. Lot Coverage 10% met.
- Max. Building Height - 35 ft. - n/a
- Heavy Construction Trades and Extraction Operations are both Conditional Uses allowed



DIMENSIONAL REQUIREMENTS

SOUTH QUARY FACILITY

• CONSERVATION RESIDENTIAL (CR) DISTRICT

- Min. Lot Size 5 acres - met
- Min. Lot Frontage 250 ft. - met
- Minimum Front, Side and Rear Setbacks 50 ft. - met
- Max. Lot Coverage 10% met.
- Max. Building Height - 35 ft. - met
- Greater than 100 ft. from any highway or property line (per 3.9.C.5)
- Heavy Construction Trades and Extraction Operations are both Conditional Uses allowed

CHESTER UNIFIED DEVELOPMENT BYLAWS

2.11 Conservation-Residential (C-R) District

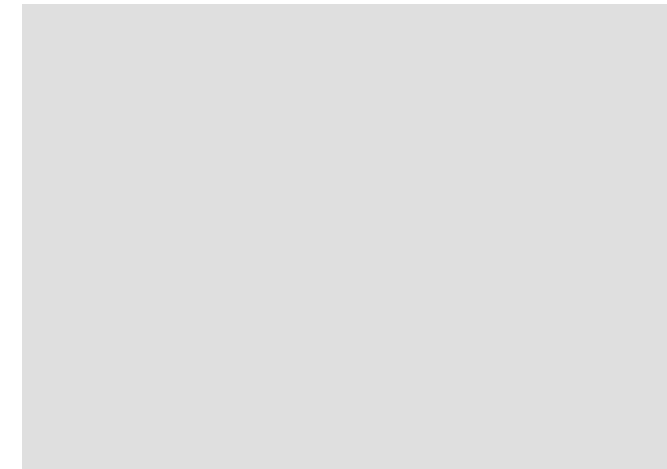
A. Purpose: To conserve large parcels or tracts of land that are valuable for working landscape related uses, including forestry. In keeping with the Town Plan goals to retain rural character as well as to serve as habitat for wildlife and outdoor recreational uses, these areas are designated for very low-density development. This may be accomplished through cluster development or development for residential purposes of that land that is marginal for agricultural use.

B. Permitted Uses: The following land uses require a zoning permit issued by the Zoning Administrator (see Section 7.2):

1. Accessory Dwelling
2. Accessory Structure
3. Accessory Use (e.g. Home Child Care Facility, Home Occupation)
4. Agricultural/Forestry (See Sec. 4.3 Limitations & Exemptions)
5. Family Child Care Home
6. Group Home
7. Private Broadcast Facility
8. Residential - Single- and Two-Family

C. Conditional Uses: The following land uses require conditional use review by the Development Review Board (see Section 4.8) and a zoning permit issued by the Zoning Administrator (see Section 7.2):

- | | |
|-------------------------------------|------------------------------|
| 1. Animal Kennel | 7. Heavy Construction Trades |
| 2. Building and Construction Trades | 8. Home Business |
| 3. Campground | 9. Nursery |
| 4. Commercial Broadcast Facility | 10. Recreation |
| 5. Extraction Operations | 11. Civic/ Institutional |
| 6. Family Child Care Facility | 12. Sawmill |
| | 13. Wood Processing |



DIMENSIONAL REQUIREMENTS

CHANDLER ROAD FACILITY

- RESIDENTIAL 120,000 DISTRICT (3 ACRES)
- Min. Lot Size 3 acres - met
- Min. Lot Frontage 200 ft. - met
- Minimum Front, Side and Rear Setbacks 50 ft. for Buildings - met
- Existing non-conformance remains for setbacks from extraction
- Max. Lot Coverage 10% met.
- Max. Building Height - 35 ft. - met
- Heavy Construction Trades and Extraction Operations are both Conditional Uses allowed

CHESTER UNIFIED DEVELOPMENT BYLAWS

2.10 Residential 120,000 (R120) District

A. Purpose: To provide lower-density residential neighborhoods with compatible home businesses and working landscape uses that are consistent with the Chester Town Plan.

B. Permitted Uses: The following land uses require a zoning permit issued by the Zoning Administrator (see Section 7.2):

- | | |
|---|---|
| 1. Accessory Dwelling | 5. Family Child Care Home |
| 2. Accessory Structure | 6. Group Home |
| 3. Accessory Use (e.g. Home Child Care Facility, Home Occupation) | 7. Residential - Single- and Two-Family |
| 4. Agricultural/ Forestry (See Sec. 4.3 Limitations & Exemptions) | |

C. Conditional Uses: The following land uses require conditional use review by the Development Review Board (see Section 4.8) and a zoning permit issued by the Zoning Administrator (see Section 7.2):

- | | |
|-------------------------------------|--------------------------------|
| 1. Animal Hospital | 10. Home Business |
| 2. Animal Kennel | 11. Nursery |
| 3. Building and Construction Trades | 12. Professional Office |
| 4. Campground | 13. Recreation |
| 5. Civic Institutional | 14. Residential - Multi-Family |
| 6. Wireless Communication Facility | 15. Sawmill |
| 7. Extraction Operations | 16. Tourist Lodging |
| 8. Family Child Care Facility | 17. Mobile Home Park |
| 9. Heavy Construction Trades | 18. Wood Processing |

CHESTER UNIFIED DEVELOPMENT BYLAWS

E. Supplemental Standards:

1. Driveways. All new driveways and substantially existing driveway shall meet the AOT Access Management Program Guidelines and/or the Town of Chester Road & Bridge Specifications.

2. Character of Development. New development and modifications to existing buildings and uses shall be consistent with the existing character of the area and compatible with adjacent land uses with respect to traffic, noise, vibrations, or other impacts in conflict with residential uses.

3. Landscaping and Screening. The Development Review Board shall require landscaping or other screening between incompatible uses or structures



CONDITIONAL USE STANDARDS

ALLSTONE QUARRIES - VERMONT

CONDITIONAL USE

SECTION 4.8.c.1 GENERAL STANDARDS

1. General Standards

These general standards shall require that any conditional use proposed for any district created under these Bylaws shall not result in an undue adverse effect to:

- a. The capacity of existing or planned community facilities;
- b. The character of the area affected, as defined by the purpose or purposes of the zoning district within which the project is located,
- c. Traffic on roads and highways in the vicinity;
- d. Bylaws and ordinances then in effect; and,
- e. Utilization of renewable energy resources.

CONDITIONAL USE

SECTION 4.8.c.2 SPECIFIC STANDARDS

Std.	North Yard	South Facility	Chandler Facility
a. The capacity of existing or planned community facilities;	Met	Met	Met
b. The character of the area affected, as defined by the purpose or purposes of the zoning district within which the project is located,	Met	Met	Met
c. Traffic on roads and highways in the vicinity;	Met	Met	Met
d. Bylaws and ordinances then in effect; and,	Met	Met	Met
e. Utilization of renewable energy resources.	N/A	N/A	N/A

CONDITIONAL USE

SECTION 4.8.c.1 GENERAL STANDARDS

1. General Standards a. The capacity of existing or planned community facilities;

Met: The project as designed will have no undue adverse impact on existing or planned community facilities as demonstrated by the fact that it's already been operating in the current manner for many years without any concerns raised related to this standard.

Furthermore, the project previously received approvals for extraction without undue adverse impacts to community facilities. Two of the sites are pre-existing non-conforming uses that have not placed any significant burdens on the Town and predated the bylaws when they were originally constructed.

CONDITIONAL USE

SECTION 4.8.c.1 GENERAL STANDARDS

1. General Standards b. The character of the area affected, as defined by the purpose or purposes of the zoning district within which the project is located,

Chandler: Pre-existing non-conforming use as a quarry predates the bylaws (per Zoning Permit 21-065). The site operations will be returned to pre-existing state and significantly diminished from current state.

North Quarry/Yard: Pre-existing non-conforming use as a quarry predates the bylaws. The quarry will be reclaimed and site operations changed to a Contractor Yard, an allowed Conditional Use.

South Quarry / New Facility: New building is an allowed Conditional Use and will allow consolidated operations to continue to provide a viable business for Allstone while simultaneously reducing impacts on neighboring property owners at the two other sites (North Quarry and Chandler)

Note: Both properties have a history of extraction for dimensional stone that predates any bylaws and helped define the character of the Historic Stone Village through the use of the materials mined out of the property and applied on building exterior facades.

CONDITIONAL USE

SECTION 4.8.c.1 GENERAL STANDARDS

1. General c. Traffic on roads and highways in the vicinity;

A traffic expert has evaluated the safety and congestion associated with the project operating in 3 distinct locations and concluded traffic on roads and highways will not result in any undue adverse effects due to low volumes of truck traffic associated with the operations. If approved, the truck traffic at Chandler Road see a decrease in traffic as operations are moved to the South Quarry.

Similarly, the North Quarry will be reclaimed and converted into a Contractor Yard, which once completed will reduce truck traffic AND make operations safer due to improved entrance near the bridge, improved internal site circulation and allow for safer access to the remaining lands for silviculture as well as possible future uses.

CONDITIONAL USE

SECTION 4.8.c.1 GENERAL STANDARDS

1. General Standards d. Bylaws and ordinances then in effect; and,

The project complies with all Bylaws and ordinances in effect.

CONDITIONAL USE

SECTION 4.8.c.1 GENERAL STANDARDS

1. General Standards e. Utilization of renewable energy resources.

The project does not utilize any renewable energy resources therefore this standard is met or Not Applicable.

Note: Future Re-Use or Reclamation plans for the North Quarry, South Quarry and Chandler Road could possibly involve ground mounted solar arrays in the future, subject to Act 248 approvals since extraction sites are “preferred” for solar use. The large roof of the new building at South Quarry also could be a potential solar site subject to further analysis and Act 248. (No solar is proposed at this time)

CONDITIONAL USE

SECTION 4.8.c.2 SPECIFIC STANDARDS

2. Specific Standards

Specific standards will include consideration with respect to:

- a. Minimum lot size;
- b. Distance from adjacent or nearby uses;
- c. Minimum off-street parking and loading facilities;
- d. Landscaping and fencing;
- e. Design and location of structures and service area;
- f. Size, location and design of signs;
- g. Performance Standards under Section 4.9 and,
- h. Other such factors as these Bylaws may include.

CONDITIONAL USE

SECTION 4.8.c.2 SPECIFIC STANDARDS

Std.	North Yard	South Facility	Chandler Facility
a. Minimum lot size;	Met	Met	Met
b. Distance from adjacent or nearby uses;	Met	Met	N/A
c. Minimum off-street parking and loading facilities;	Met	Met	Met
d. Landscaping and fencing;	Met	Met	N/A
e. Design and location of structures and service area;	Met	Met	Met
f. Size, location and design of signs;	Met	Met	Met
g. Performance Standards under Section 4.9 and,	Met	Met	Met
h. Other such factors as these Bylaws may include.	Met	Met	Met

CONDITIONAL USE

SECTION 4.8.c.3 SPECIAL CRITERIA

The following Special Criteria shall be considered by the Development Review Board when considering an application for a conditional use permit in the (VC) Village Center, (VG) Village Green (SV) Stone Village, (R-C) Residential-Commercial, Districts

NOT APPLICABLE

CONDITIONAL USE

SECTION 4.9 PERFORMANCE STANDARDS

4.9 PERFORMANCE STANDARDS

In accordance with §4414(5) of the Act, the following standards must be met and maintained by all uses in all districts that are subject to a permit under these Bylaws.

- A. NOISE
- B. AIR POLLUTION
- C. GLARE, LIGHT OR REFLECTION
- D. SAFETY HAZARDS
- E. ELECTROMAGNETIC DISTURBANCES
- F. UNDERGROUND STORAGE TANKS, GORUND/SURFACE WATER POLLUTION

CONDITIONAL USE

* pre-existing non-conforming use

4.9 PERFORMANCE STANDARDS

Std.	North Yard	South Facility	Chandler Facility
NOISE	Met	Met	Met*
AIR POLLUTION	Met	Met	Met
GLARE, LIGHT OR REFLECTION	Met	Met	Met
SAFETY HAZARDS	Met	Met	Met
ELECTROMAGNETIC DISTURBANCES	N/A	N/A	N/A
UNDERGROUND STORAGE TANKS, GORUND/SURFACE WATER POLLUTION	Met	Met	Met

NOISE

A. Noise: noise volume shall be limited to the specified decibel levels listed below measured at the property line. (The sidebar is shown only as a reference to illustrate the decibel levels of typical activities.) Noise levels or frequencies which are not customary in the district or neighborhood or which represent a repeated disturbance to others shall not be permitted. Limited exceptions are allowed for incidental and customary activities, such as the occasional use of lawn mowers and snow blowers for regular property maintenance.

1. Noise shall not exceed 60 dB between 8:00 p.m. and 7 a.m.;
2. Noise shall not exceed 70 dB during the day between 7 a.m. and 8:00 p.m.

Met: Noise Study and Analysis performed by Resource Systems Group (RSG) – a report (exhibit W-1) has been submitted and a noise expert from RSG will present their findings at a subsequent hearing as agreed upon by parties.

AIR POLLUTION

B. Air Pollution: no use shall create emissions, such as

dust, fly ash, fumes, vapors, gases and other forms of air pollution, which:

1. Constitute a nuisance to other landowners, businesses or residents;
2. Endanger or adversely affect public health, safety or welfare;
3. Cause damage to property or vegetation; or,
4. Are offensive or uncharacteristic of the area.

Outdoor wood-fired boilers are exempt from this provision.

Met: The existing quarries shall be operated in such a manner as to minimize impacts and prevent nuisances on neighboring properties with respect to air pollution.

Water via spray truck on internal roads shall be used to control dust when needed to limit off site emissions.

Existing diesel equipment shall have proper controls for emissions.

If approved, and conditions adhered to, the project will not constitute a nuisance to other landowners, businesses or residents; Endanger or adversely affect public health, safety or welfare; Cause damage to property or vegetation; or, be offensive or uncharacteristic of the area.

GLARE, LIGHT OR REFLECTION

Illumination from lighting fixtures or other light sources shall be shielded or of such low intensity as not to cause undue glare, reflected glare, sky glow or a nuisance to traffic or abutting properties. Lights used to illuminate parking areas and drives shall be so arranged and designed as to deflect light downward and away from adjacent residential areas and public highways. Lights shall be of a "down shield luminaire" type where the light source is not visible from any public highway or from adjacent properties. Only fixtures which are shielded to not expose a light source, and which do not allow light to "flood" the property, are permitted to be attached to buildings. Searchlights are not permitted. The Development Review Board may require a lighting plan under conditional use or planned unit development review procedures.

Met: The three sites generally do not operate during nighttime hours and no site lighting is needed to illuminate parking areas or driveways.

Limited down shielded security lighting will be provided on buildings and operated by motion activation only.

No lighting glare or direct source will be visible from any public highways or adjacent properties.

Any lighting provided will be done in accordance with the Act 250 guidance for site lighting and "dark-sky" compliance.

SAFETY HAZARDS

Fire, explosive and similar safety hazards which would substantially increase the risk to an abutting property, or which would place an unreasonable burden on the Fire Department, shall be prohibited.

Met: No explosives are stored on site, and when used shall be done by a qualified 3rd party contractor in accordance with an approved Blast Plan.

Fuels used for equipment shall be stored in double walled tanks, and any new or used oils must be stored in sheds or other suitable enclosures.

MSDS sheets shall be posted on site, where required.

The project as designed does not place an unreasonable burden on the Fire Dept. and adequate access and circulation is provided at each site.

ELECTROMAGNETIC DISTURBANCES

Any electromagnetic disturbances or electronic emissions or signals which will repeatedly and substantially interfere with the reception of radio, television, or other electronic signals, or which are otherwise detrimental to the public health, safety and welfare, beyond the property lines of the property on which it is located, except as specifically licensed and regulated through the Federal Communications Commission.

The project does not produce any electromagnetic disturbances, electronic emissions, or signals whatsoever.

Met / Not Applicable

UNDERGROUND STORAGE TANKS, GROUND/SURFACE WATER POLLUTION

No use shall result in burying or seepage into the ground of material which endangers the health, comfort, safety or welfare of any person, or which has a tendency to cause injury or damage to property, plants or animals. Commercial, industrial or institutional facilities having underground fuel storage shall maintain all tanks and related equipment with leak detection and spill control systems incorporating the best available safety practices and technology, consistent with government and industry standards.

Met: The project does not involve any underground storage tanks for fuel storage, all fuel tanks are above ground and double walled with spill prevention measures in place.

Septic tanks are concrete and tested for watertightness before installation

Both properties are subject to a Multi-Sector General Permit which requires periodic site inspections (application/approvals pending)



EXTRACTION STANDARDS

ALLSTONE QUARRIES - VERMONT

EXTRACTION SECTION 3.9

3.9 EXTRACTION OPERATIONS

A. The removal of soil, sand, rock, stone or gravel is subject to approval by the Development Review Board under conditional use review and findings that the proposed activity meets the standards below.

B. In addition to the application requirements under Article 4, the applicant shall also submit plans showing existing grades, drainage and depth to the water table, buffers to adjacent parcels, the extent and magnitude of the proposed operation including project phasing, and finished grades and site restoration at the conclusion of the operation.

C. The following requirements shall be met for all extraction operations:

1. When the removal of materials is completed, the finished grades, as specified in the plan and approved, are covered with not less than four (4) inches of top soil and seeded with a suitable cover crop, except when ledge rock is exposed.
2. A bond is posted with the Treasurer of the Town of Chester by the applicant in an amount approved by the Selectmen as sufficient to guarantee conformity with the provisions of this section.
3. Any soil, sand or gravel operation in existence at the time of adoptions of these Bylaws shall not be subject to the provisions of this section except that such operation shall not extend beyond the then existing boundaries of the parcel of land until a permit has been issued.
4. No strip mining is permitted.
5. No actual quarrying or mining shall be carried on in a zone one hundred (100) feet from the highway as well as one hundred (100) feet from all abutting property in different ownership, unless written agreement has been obtained from any abutting property owner involved.

6. Any raw materials rejected from permitted operations which are piled on the land shall be screened from public view and shall not impede the flow nor pollute the waters of ponds and streams; such accumulations shall be graded to stable contour and shall be restored to vegetative cover.

D. In granting approval, the Development Review Board may consider and impose conditions with respect to the following factors, as it deems appropriate:

1. Depth of excavation or quarrying above the water table;
2. Slopes created by removal;
3. Effects on surface drainage on and off-site;
4. Storage of equipment and stockpiling of materials on-site;
5. Hours of operation for blasting, trucking, and processing operations;
6. Effects on neighboring properties due to blasting, excavation or crushing activities, or other noise, dust, or vibration;
7. Creation of nuisances or safety hazards;
8. Effects on traffic and road conditions, including potential physical damage to public highways;
9. The rate of extraction and number and frequency of truck trips;
10. Temporary and permanent erosion control;
11. Effect on ground and surface water quality, and drinking water supplies;
12. Effect on natural, cultural, historic, or scenic resources on-site or in the vicinity of the project;
13. Effect on agricultural land; and
14. Site reclamation.

EXTRACTION

The Site Plans provided (Exhibits A-2 - Q2) show existing grades, drainage patterns, buffers to adjacent parcels, the extent and magnitude of the proposed operation including project phasing, and finished grades and site restoration at the conclusion of the operation at each of the three locations of current extractions.

Section 3.9. C. 3 states:

3. Any soil, sand or gravel operation in existence at the time of adoptions of these Bylaws shall not be subject to the provisions of this section except that such operation shall not extend beyond the then existing boundaries of the parcel of land until a permit has been issued.

Therefore:

Chandler Road Quarry Extraction - Section 3.9.C is Not applicable as the extraction remains grandfathered from local permitting and not subject to current zoning requirements.

North Quarry Extraction - section 3.9.C is Not applicable and remains grandfathered from local permitting and not subject to current zoning requirements and is being proposed to change use to an approved Contractor Yard.

South Quarry Extraction changes proposed are limited since the area of extraction is not proposed to be changed and the 2003 local approvals should continue to apply. For the additional depth of extraction proposed the pertinent portions of Section 3.9 shall be met, including:

- When the removal of materials is completed, the finished grades, as specified in the plan and approved, are covered with not less than four (4) inches of topsoil and seeded with a suitable cover crop, **except when ledge rock is exposed.**
- If required, a bond is posted with the Treasurer of the Town of Chester by the applicant in an amount approved by the Selectmen as sufficient to guarantee conformity with the provisions of this section. *Notably - no bond was previously required in 2003 when the project received approval.*
- No actual quarrying or mining shall be carried on in a zone one hundred (100) feet from the highway as well as one hundred (100) feet from all abutting property in different ownership, unless written agreement has been obtained from any abutting property owner involved. *The south quarry complies.*

EXTRACTION

Any raw materials rejected from permitted operations which are piled on the land shall be screened from public view and shall not impede the flow nor pollute the waters of ponds and streams; such accumulations shall be graded to stable contour and shall be restored to vegetative cover. **South Quarry Complies – See Exhibits U, X and Y**

D. In granting approval, the Development Review Board may consider and impose conditions with respect to the following factors, as it deems appropriate:

1. Depth of excavation or quarrying above the water table; **South Quarry resides on a sloping hillside and can freely drain and stay above the water table (Exhibits U, X, and Y)**
2. Slopes created by removal; **See Exhibit X and Y South Quarry Cross Sections and Exhibit U South Quarry Site Plan**
3. Effects on surface drainage on and off-site; **new stormwater best management practices are included in Exhibit U Exhibit BB Stormwater Details and, Exhibits CC and DD – Erosion Details**
4. Storage of equipment and stockpiling of materials on-site; **Adequate room is provided on site, Exhibit U South Quarry Site Plan**
5. Hours of operation for blasting, trucking, and processing operations; **no changes proposed**
6. Effects on neighboring properties due to blasting, excavation or crushing activities, or other noise, dust, or vibration; **MSHA Standards will be adhered to for all blasting, See RSG Study for Noise Impact Assessment (Exhibit J)**
7. Creation of nuisances or safety hazards; **The project will comply with MSHA for safety related issued. For any nuisance related to noise see Exhibit J by RSG.**
8. Effects on traffic and road conditions, including potential physical damage to public highways; **See Exhibit FF, for a Traffic Impact Assessment**
9. The rate of extraction and number and frequency of truck trips; **See Exhibit FF, for a Traffic Impact Assessment**
10. Temporary and permanent erosion control; **See Exhibits CC and DD for Temporary and Permanent Erosion Control Details to be used.**
11. Effect on ground and surface water quality, and drinking water supplies; **n/a**
12. Effect on natural, cultural, historic, or scenic resources on-site or in the vicinity of the project; **n/a**
13. Effect on agricultural land; and **n/a**
14. Site reclamation. **See Exhibits U, BB, CC, DD, and prior approvals**

As stated above, the south quarry limits are not changing, nor are the basic operations, therefore, most of the criterion above are either not applicable, or there will be no new impacts under each item.

EXTRACTION

Met: South Quarry previously approved & current plan conforms to all requirements in Section 3.9

N/A: North Quarry Pre-Existing Non-Conforming

N/A: Chandler Quarry Pre-Existing Non-Conforming

SUMMARY

Allstone seeks to continue operations that provides a valuable material to their customers and adds to the tax base of Chester, VT. They are committed to investing in improvements that will benefit both Allstone and the neighboring property owners through reduced impacts including noise, traffic and aesthetics. The project as designed and conditioned will meet all the General, Specific, and Performance Standards.



ANY QUESTIONS?

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