



May 31, 2023

Preston Bristow, Town Planner and Zoning Administrator
Chester Development Review Board
556 Elm Street
Chester, VT 05143

RE: Allstone Vermont – Julian Materials, LLC
137 Chandler Road and 3643 VT Route 103
Chester, VT 05143
TCE #22-270

Dear Mr. Bristow,

Enclosed please find a conditional use permit application and supporting documents which are being submitted on behalf of the applicant: Julian Materials, LLC and landowners: 3643 VT Route 103 N, LLC and 137 Chandler Road, LLC, for operations at three existing quarries on VT 103 and Chandler Road in Chester, Vermont. These quarry project sites are denoted herein as the VT103 North and South Quarry and Chandler Road Quarry. This application proposes modifications to the existing project areas and overall operations as follows:

1. Chandler Road Quarry

- a. Eliminate stone splitting, cutting, and processing operations from this site – relocating these operations to the South Quarry. Quarrying of stone will continue at the site and blasted stone materials hauled in trucks periodically to South Quarry for processing.
- b. Install best management practices (BMPs) to ensure water quality requirements are met for discharge from the site in accordance with a Multi-Sector General Permit (permit pending)

2. VT 103 South Quarry

- a. Lower the previously permitted quarry floor elevation by approximately 30 feet to further help screen the new building from VT 103 and reduce sound propagation and improve vehicular access by having a less steep access road. Excess overburden will be used to construct an earthen berm on the south end of the quarry.
- b. Construct a new +/- 20,000 SF metal building within the existing permitted quarry limits to be used for cutting, processing, and palletizing finished stone (currently being done at the Chandler Road Quarry). Pallets of finished stone products will be stored at either South Quarry, North Quarry Yard, or at the Retail Store on VT 103 until sold and trucked off site.
- c. Install best management practices (BMPs) to ensure water quality requirements are met for discharge from the site in accordance with a Multi-Sector General Permit (application pending)

3. VT 103 North Quarry

- a. Reclaim the current quarry limits and construct a contractor yard for storage and misc. support operations, e.g. storing finished product stone pallets, extra equipment, trailers, pallets, or construction vehicles when not in use. Note: This site will also continue to provide access to remaining lands for forestry and future extraction operations, and a future internal haul road to connect with South Quarry. The road and any new quarries will require additional local and State permitting.

Existing Conditions

Julian Materials, LLC operates three quarry sites (two parcels) in Chester, Vermont known as Allstone Vermont. The existing conditions of each site are summarized as follows:

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.

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.

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.

Proposed Conditions

The purpose of this application is to make modifications to the three quarry sites as follows:

Chandler Road Quarry

The existing stone (post-blasting) processing operations including, but not limited to, cutting are proposed to be eliminated from the Chandler Road Quarry site and moved to a proposed new larger metal building at the South Quarry site. The existing buildings on the Chandler property are proposed to remain and be used for storage. The dimensional stone quarry is proposed to remain for extraction purposes with no changes from its previous non-conforming use. Blasted stone will be periodically hauled to the South Quarry for further processing. Any boulders too large to handle after blasting will be periodically split using either a hydraulic hammer mounted on an excavator or by the blasting company. Diesel generators will no longer be needed for operations on the site once processing can occur at the South Quarry.

Stormwater best management practices are proposed on site to treat and clean runoff, ensuring that discharge from the site meets State mandated water quality requirements. The depressed quarry excavation area will act as a settling pond and runoff collection area. Collected water from the quarry area will be settled in the quarry and then dewatered via pump to a 15' x 15' dewatering/sediment filter bag. After passing through this filter bag which collects suspended solids, water will flow through a new stone lined swale with check dams before final discharge to the Great Brook. *Note: the above referenced stormwater improvements were installed in May 2023 and compliant total suspended solids (TSS) sampling (<100 mg/L) occurred during a site visit by TCE on May 25, 2023.*

South Quarry

The South Quarry is proposed to continue stone extraction within the previously approved limits. The floor elevation of the quarry is proposed to be lowered by approximately 30 feet to minimize offsite impacts (such as noise and visibility), lower the gradient of the steep access road on the south side of the Williams River and improve on-site circulation. A new approximately 20,000 SF building is proposed within the quarry limits to be used for stone processing, cutting, and misc. operational uses. This new building will be a metal structure and will be served by a new on-site water (drilled well) and wastewater disposal system. The building will be served by 3 phase electricity which will be extended by Green Mountain Power to eliminate the need for using diesel generators to power equipment. Utility crossings of the railroad are currently being coordinated with the railroad company. The building will recycle water for processing purposes and stormwater runoff will be managed on-site via operational stormwater treatment systems, in accordance with state requirements. (3-9050 Permit application pending)

North Quarry

Extraction of stone in the existing North Quarry area is proposed to be discontinued after reclamation and the open area is proposed to be used as a contractor yard for the storage of materials, equipment, and misc. operational items. Due to the steep gradient of the existing area, the site is proposed to be lowered with a gradual slope from south to north, allowing for improved safe circulation out of the traveling roadway and portions of the site repurposed for use as a proposed contractor yard with a stable surface of crushed gravel. The existing open quarry areas outside of the proposed contractor yard will be allowed to revegetate naturally. New stormwater conveyance and treatment measures will be installed in accordance with state requirements. (3-9050 Permit application pending)

As noted previously, this site will also continue to provide access to remaining lands for forestry and future extraction operations, as well as a planned future internal haul road to connect with South Quarry. The road and any new quarries will require additional local and State permitting. If approved, this would further minimize the need to use the State highway for moving materials and equipment between the North and South Quarry areas.

The following table summarize the proposed use of the three quarry sites and associated compliance standards for the parcels in accordance with the Chester Unified Development Bylaws (10/26/2022):4

Project Site	Zoning District	Proposed Use	Specific Use Per Bylaws	Use Type
Chandler Road Quarry	R120	Quarry	Extraction Operations	Pre-Existing Non-Conforming / Conditional
South Quarry	C-R	Quarry	Extraction	Conditional
North Quarry	C-R	Contractor Yard	Heavy Construction Trades	Conditional

Table 1: Proposed Use

It should be noted that the proposed modifications included with this application will not increase the level of non-conformance of the Chandler Road Quarry site and will adhere to the applicable dimensional standards for the proposed development of the South and North Quarries. These dimensional standards include but are not limited to:

South Quarry Dimensional Standard Compliance

- Greater than 100 feet from any highway/property line to quarrying/mining (3.9.C.5)
- The proposed building will not exceed 35 feet in height and will exceed the setback requirements in section 2.11.D.
- Less than 10% of the +/- 343 acre parcel will be covered in the project's proposed condition

North Quarry Dimensional Standard Compliance

- The surfacing limits for the proposed contractor yard at the North Quarry site will be located 5 feet minimum from the property line in accordance with section 3.20.E (parking lot setback).
- Less than 10% of the +/- 343 acre parcel will be covered in the project's proposed condition

State Permits

If the Conditional Use Permit is granted, the following State permits are anticipated to be obtained for the project sites:

Chandler Road Quarry

- Act 250 (new coverage)
- Multi-Sector General Permit (MSGP) – pending

South Quarry

- Act 250 Amendment Under 2S0775 Series
- Multi-Sector General Permit (MSGP)
- Stormwater Operational Discharge Permit (3-9050)
- Wastewater System and Potable Water Supply Permit

North Quarry

- Act 250 Amendment Under 2S0775 Series
- Stormwater Construction General Permit (CGP)
- Stormwater Operational Discharge Permit (3-9050)
- Vtrans 1111 Highway Access Permit

Noise and Offsite Impacts

The existing noise levels for the project sites was monitored by Resource Systems Group, Inc. (RSG) during April and May of 2023. RSG, Inc. is performing noise monitoring for the project sites' proposed conditions to ensure compliance with local noise standards are met for the project and that the project will not

adversely impact offsite properties or violate any previously issued conditions of approval. This noise monitoring and reporting will be submitted to the town as supplemental information.

Future Planning

Future development options and extraction areas are being evaluated on the 343-acre parcel with the North and South Quarry areas. No additional expansion, development, or extraction is proposed at this time, but the plans do denote potential areas of the property with potential for future development/extraction. This future development may include additional stone quarry areas and/or an internal haul road between the North and South Quarry areas. Any future development will obtain local and state approvals prior to construction.

Project Timeframe

During construction of the new processing building at the South Quarry, the applicant is requesting temporary use approval to allow continued processing activities to occur at the Chandler Road Quarry (with appropriate conditions) until such time that the South Quarry building is complete, and relocation of operations can occur. It is anticipated that this construction phase will take more than a year and **an 18-month temporary continued processing use is requested at the Chandler Road Quarry** until the operational relocation can occur.

Summary

This application, on behalf of Julian Materials, LLC, proposes to modify three existing stone quarries (known as Allstone Vermont) to:

- Relocate processing/cutting operations from the Chandler Road Quarry to a new building at the South Quarry
- Construct stormwater best management practices (BMPs) at the Chandler Road to ensure water quality discharge requirements are met – *these BMPs were installed in May 2023 and are currently operating with compliant discharge levels.*
- Construct a new +/- 20,000 SF building at the South Quarry for the relocated processing/cutting operations
- Lower the floor elevation of the South Quarry approximately 30 feet and continue extraction within pre-approved limits.
- Reclaim the open North Quarry area and construct a contractor yard at the existing cleared site and provide future access to remaining lands.

Given the construction timeframe requirements for the new building at the South Quarry, an 18-month temporary use approval is requested to allow for continued processing operations at the Chandler Road Quarry until the new South Quarry building can be completed and operations can be relocated.

The proposed conditions of all three quarry sites will minimize operations at the most visible quarry areas (North and South Quarries), will lower the elevation of the South Quarry area – thus reducing offsite impacts (noise, aesthetics, etc.), and will improve water quality from discharge at the Chandler Road Quarry. The modifications included with this application are proposed to ensure that local/state

Conditional Use Permit
Allstone Vermont
Julian Materials, LLC
May 2023

requirements are met for all three quarry sites and the operations do not unduly impact offsite properties or uses.

This application submission includes the following items and supplemental information may be submitted as requested and/or if requested:

- Completed Application for Hearing before the Development Review Board
- \$200 fee
- Cover letter & Narrative (this document)
- Site Plan Drawings by TCE
- Example Photos of New Building at South Quarry

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 Colen.Johnson@tcevt.com.

Sincerely,



Colen Johnson, PE
TCE, Inc.
478 Blair Park Road
Williston, VT 05495

