



December 7, 2023

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

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

Dear Mr. Bristow,

Enclosed please find a REVISED 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, wet saw cutting, and related processing operations from this site BY JUNE 30, 2024**– relocating these operations to a new off-site processing location outside of the Town of Chester limits. Quarrying of stone will continue at the site and blasted stone materials hauled in trucks periodically to the New Offsite Facility for processing. This facility will not be located in the Town of Chester.
  - 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) and an Operational Stormwater Permit for new impervious surfaces (3-9050 application pending)
  - c. Limited rock hammering activities to break down extracted stone to allow for transport to a new offsite location for further processing. Hammering will occur only on Tuesdays and Thursdays between the hours of 8 am and 3 pm and will be performed within portable concrete block “bunkers” at least 12’ high with at least two sides to maximize sound reduction on the adjacent properties.
2. VT 103 South Quarry
  - a. The South Quarry will continue to be operated in accordance with the previous approval(s) from the Town of Chester and consistent with the grading plans approved by the Town and Act 250 under Land Use Permit 2S0775-1 (altered). Use of a limited portable crusher consistent with the approved Land Use Permit 2S0775-1 (altered). Install best management practices (BMPs) including diversion berms, two centralized

stormwater settling ponds, and other practices required to ensure water quality requirements are met for discharge from the site in accordance with a Multi-Sector General Permit (application pending)

- b. Limited rock hammering activities to break down extracted stone to allow for transport to a new offsite location for further processing. Hammering will occur only on Tuesdays and Thursdays between the hours of 8 am and 3 pm and will be performed within portable concrete block “bunkers” at least 12’ high with at least two sides to maximize sound reduction on the adjacent properties.
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. **This work will be performed no later than October 1, 2025.** 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.
  - b. During construction and reclamation, limited rock hammering activities to break down extracted stone to allow for transport to a new offsite location for further processing. Hammering will occur only on Tuesdays and Thursdays between the hours of 8 am and 3 pm and will be performed within portable concrete block “bunkers” at least 12’ high with at least two sides to maximize sound reduction on the adjacent properties.

### 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, wet saw 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, wet saw cutting, hydraulic breakers are proposed to be eliminated from the Chandler Road Quarry site and moved to a



new processing facility located outside of the Town of Chester limits. The existing buildings on the Chandler property are proposed to remain and be used for storage and the applicant is seeking a permit to operate the existing facility as is until June 30, 2024. After June 30, 2024, 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 New Offsite Facility 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 which will only operate on Tuesdays and Thursdays between the hours of 8 am and 3 pm and will be done within a portable waste block barrier / bunker with at least two sides and at least 12 feet tall situated to minimize sound related impacts on neighboring properties. The barriers will be moved around the site periodically and as needed. 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 as shown on the site plan. 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.*

Furthermore, a more robust containment berm (with an impervious core) will be constructed to ensure there are no uncontrolled discharges to the brook, if this can also be approved by the State of Vermont Agency of Natural Resources given its location adjacent to the brook, flood plain, river corridor and Class 2 wetlands.

#### South Quarry

The South Quarry is proposed to continue stone extraction within the previously approved limits for both the Town of Chester and Act 250. Stormwater runoff will be managed on-site via two new stormwater treatment ponds and additional best management practices, in accordance with state requirements. No new impervious surfaces are proposed. (MSGP Permit application pending). The south quarry will be phased and reclaimed in accordance with all prior State and local approvals. This application seeks to allow / clarify the use of a portable crusher with the same operational parameters in Land Use Permit 2S0775-1 (altered).

Any boulders too large to handle after blasting will be periodically split using either a hydraulic hammer mounted on an excavator which will only operate on Tuesdays and Thursdays between the hours of 8 am and 3 pm and will be done within a portable waste block barrier / bunker with at least two sides and at least 12 feet tall situated to minimize sound related impacts on neighboring properties. The barriers will be moved around the site periodically and as needed.

Given this site utilizes the only means of access across the Williams River for the southernmost 2/3 of the parcel, any future access to remaining lands for forestry and future extraction operations, as well as any planned future uses including a potential connection with the North Quarry (future Contractor Yard) and/or other parts of the undeveloped property. No construction or development is currently proposed in these areas (outside the quarry limits) or included in this application.

North Quarry

Extraction of stone in the existing North Quarry area is proposed to be discontinued after reclamation and construction of an alternative use as a contractor yard for the storage of materials, equipment, and misc. operational items. The construction timeframe is to be completed on or before October 1, 2025. 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. A new highway access closer to the State Bridge over the Williams River will further improve site access and be built in accordance with the B71 State Standards. The existing open quarry areas outside of the proposed contractor yard will be allowed to revegetate naturally and/or reclaimed in accordance with prior State permits. New stormwater conveyance and treatment measures will be installed in accordance with state requirements. (3-9050 and MSGP Permit application pending)

During construction and reclamation, any boulders too large to handle after blasting will be periodically split using either a hydraulic hammer mounted on an excavator which will only operate on Tuesdays and Thursdays between the hours of 8 am and 3 pm and will be done within a portable waste block barrier / bunker with at least two sides and at least 12 feet tall situated to minimize sound related impacts on neighboring properties. The barriers will be moved around the site periodically and as needed.

As noted previously, this site will also continue to provide access to remaining lands for forestry and future extraction operations, as well as any planned future uses including a potential connect with South Quarry and/or other parts of the undeveloped property.

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	Existing/Proposed Use	Specific Use Per Bylaws	Use Type
Chandler Road Quarry	R120	Quarry/Quarry	Extraction	Pre-Existing Non-Conforming / Conditional
South Quarry	C-R	Quarry/Quarry	Extraction	Conditional
North Quarry	C-R	Quarry/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*

- 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
- Multi-Sector General Permit
- 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 (future Contractor Yard) and South Quarry areas. Any future development will obtain local and state approvals prior to construction.

### **Project Timeframe**

The applicant is requesting temporary use approval to allow continued processing activities to occur at the Chandler Road Quarry (with appropriate conditions) until June 30, 2024. . For the north quarry, the applicant is requesting until October 1, 2025 to complete the reclamation of the north quarry, construct the Contractor Yard, and improve the access on the State Highway.

### **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 location outside of the limits of the Town of Chester on or before June 30, 2024.
- 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 new stormwater improvements continue extraction within pre-approved limits and allow for periodic crushing (per Land Use Permit 2S0775-1 (altered))
- Reclaim the open North Quarry area and construct a contractor yard at the existing cleared site and provide future access to remaining lands on or before October 1, 2025.
- Using a hydraulic hammer mounted on an excavator to resize blasted stone which will only operate on Tuesdays and Thursdays between the hours of 8 am and 3 pm and will be done within a portable waste block barrier / bunker with at least two sides and at least 12 feet tall situated to minimize sound related impacts on neighboring properties. The barriers will be moved around the site periodically and as needed.

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.

Conditional Use Permit  
Allstone Vermont  
Julian Materials, LLC  
May 2023 / Revised 12/04/23

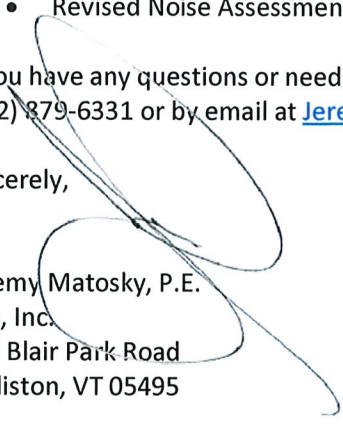
The proposed conditions of all three quarry sites will minimize operations at the most visible quarry areas (North and South Quarries), will lower the elevation of the South Quarry area – thus reducing offsite impacts (noise, aesthetics, etc.), and will improve water quality from discharge at the Chandler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

- Revised Completed Application for Hearing before the Development Review Board
- \$200 fee (paid previously)
- Revised Cover letter & Narrative (this document)
- Revised Site Plan Drawings by TCE
- Revised Traffic Report
- Revised Noise Assessment (by others under separate cover)

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](mailto:Jeremy.Matosky@tcevt.com)

Sincerely,



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