

Allstone-Julian Exhibit List for Chester DRB Conditional Use Application #594

Highlighted Exhibit = not yet admitted

Exhibit A – Application (admitted 9/11/23)

Exhibit B – Hearing Notice (admitted 9/11/23)

Exhibit C – Written Notification to Abutters (admitted 9/11/23)

Documents from Applicant

Exhibit D – Narrative Letter, May 31, 2023 (admitted 9/11/23)

Exhibit E – Narrative Letter, June 30, 2023 (admitted 9/11/23)

Exhibit F – New South Quarry Building view 1 (admitted 9/11/23)

Exhibit G – New South Quarry Building view 2 (admitted 9/11/23)

Exhibit H - New South Quarry Building view 3 (admitted 9/11/23)

Exhibit I – Chandler Road Floodplain Mapping, May 19, 2023 (admitted 9/11/23)

Exhibit J – Allstone Chester Quarries Noise Assessment, June 2023 (admitted 9/11/23)

Exhibit K – Local Permitting Submission Set, Last Revised July 6, 2023 (admitted 9/11/23)

Exhibit L – S1-01 Perimeter Survey 3643 Route 103 N, LLC (admitted 9/11/23)

Exhibit M – S1-01 Plat of Lands 137 Chandler Road, LLC, S1-01 (admitted 9/11/23)

Exhibit N – C1-000 Legend and Notes (admitted 9/11/23)

Exhibit O – C1-100 Project Index (admitted 9/11/23)

Exhibit P – C1-101 South Quarry Existing Conditions Plan (admitted 9/11/23)

Exhibit Q – C1-102 South Quarry Store & Living Unit (admitted 9/11/23)

Exhibit R – C1-201 North Quarry Existing Conditions Plan (admitted 9/11/23)

Exhibit S – C1-301 Chandler Road Existing Conditions Plan (admitted 9/11/23)

Exhibit T – C2-000 Overall North and South Site Plan (admitted 9/11/23)

Exhibit U – C2-101 South Quarry Site Plan (admitted 9/11/23)

Exhibit V – C2-201 North Quarry Site Plan (admitted 9/11/23)

Exhibit W – C2-301 Chandler Road Site Plan (admitted 9/11/23)

Exhibit X – C6-101 South Quarry Cross Sections (admitted 9/11/23)

Exhibit Y – C6-102 South Quarry Cross Sections (admitted 9/11/23)

Exhibit Z – C6-201 North Quarry Cross Sections (admitted 9/11/23)

Exhibit AA – C8-100 Water & Sewer Details (admitted 9/11/23)

Exhibit BB – C8-200 Site & Stormwater Details (admitted 9/11/23)
Exhibit CC – C8-301 Low Risk Handbook Sheet 1 (admitted 9/11/23)
Exhibit DD – C8-302 Low Risk Handbook Sheet 2 (admitted 9/11/23)
Exhibit EE – Natural Resources Map, March 9, 2023 (admitted 9/11/23)
Exhibit FF – Traffic Impact Assessment, July 6, 2023 (admitted 9/11/23)
Exhibit GG – Chester DRB Hearing Presentation, September 11, 2023 (admitted 9/11/23)
Exhibit HH – Allstone Noise Assessment Addendum October 2023 (admitted 10/11/23)
Exhibit II – Response to DRB Order of October 10, 2023 (admitted 10/23/23)
Exhibit JJ – Response to Question 2 of DRB Order (admitted 10/23/23)
Exhibit KK – RSG Noise Memorandum of May 10, 2004 (admitted 10/23/23)
Exhibit LL – RSG Noise Memorandum of September 13, 2004 (admitted 10/23/23)
Exhibit MM – Unused; no exhibit
Exhibit NN – Outside noise level of Komatsu WA200-8 wheel loader (admitted 10/23/23)
Exhibit OO – Email from Jeremy Matosky to Preston Bristow of December 7, 2023
Exhibit PP – Amended Application for a Conditional Use Hearing dated December 7, 2023
Exhibit QQ – Letter from Jeremy Matosky to Preston Bristow dated December 7, 2023
Exhibit RR – Revised Project Narrative dated December 7, 2023
Exhibit SS – Revised Traffic Impact Assessment
Exhibit TT – Revised Map C2-000
Exhibit UU – Revised Map C2-101
Exhibit VV – Withdrawal of Application dated January 17, 2024

Documents from Interested Persons

Exhibit 1 – Michael Huffmyer Letter (admitted 9/11/23)
Exhibit 2 – Barry Goodrich Letter (admitted 9/11/23)
Exhibit 3 – Leslie Thorsen Letter (admitted 9/11/23)
Exhibit 4 – Scott Kilgus Letter (admitted 9/11/23)
Exhibit 5 – Michael LeClair Letter (admitted 9/11/23)
Exhibit 6 – Robert Alexander Letter (admitted 9/11/23)
Exhibit 7 – Karen & Bob MacAllister Letter (admitted 9/11/23)
Exhibit 8 – Affidavit of Leslie Thorsen (admitted 9/11/23)
Exhibit 9 – Affidavit of Robert and Karen MacAllister (admitted 9/11/23)
Exhibit 10 – Affidavit of Michael and Cheryl LeClair (admitted 9/11/23)

Exhibit 11 – Affidavit of Barry Goodrich (admitted 9/11/23)
Exhibit 12 – Affidavit of Michael W. Kenworthy (admitted 9/11/23)
Exhibit 13 – Affidavit of John V. Nowak (admitted 9/11/23)
Exhibit 14 – Affidavit of Renee and Priscilla Melanson (admitted 9/11/23)
Exhibit 15 – Affidavit of Stephen Green (admitted 9/11/23)
Exhibit 16 – Unused; no exhibit
Exhibit 17 – Petition (admitted 9/11/23)
Exhibit 18 – Motion for Issuance of Subpoena by Kilgus and Thorsen (admitted 10/11/23)
Exhibit 19 – Response to Motion for Issuance of Subpoena by Mark Hall (admitted 10/11/23)
Exhibit 20 – Scott Kilgus Affidavit of October 11, 2023 (admitted 10/11/23)
Exhibit 21 – Email from Mark Hall dated 4:03 pm on October 16, 2023 (admitted 10/23/23)
Exhibit 22 – Scott Kilgus Markup of TCE Plans for South Quarry (admitted 10/23/23)
Exhibit 23 – Videos from LeClair, Kilgus/Thorsen and RSC (admitted 10/23/23)
Exhibit 24 – Kilgus-Thorsen Motion to Reject Application dated December 10, 2023
Exhibit 25 – Kilgus-Thorsen Supplement Memorandum dated December 27, 2023
Exhibit 26 – Neighbor’s Motion dated December 27, 2023
Exhibit 27 – Kilgus-Thorsen Proposed Findings dated January 2, 2024
Exhibit 28 – Julian Oppositions to Motions dated January 2, 2024
Exhibit 29 – Julian Proposed Findings dated January 2, 2024
Exhibit 30 – LeClair et al Proposed Findings dated January 3, 2024
Exhibit 31- Kilgus-Thorsen Reply to Julian Post-Hearing Brief dated January 16, 2024

Documents of Record

Exhibit P-1 – Allstone State Land Use Permit 2S0775-1(Alt), June 21, 2005 (admitted 10/11/23)
Exhibit P-2 – Allstone Town Conditional Use Permit Sept 29, 2003 (admitted 10/11/23)
Exhibit P-3 – North Quarry shed zoning permit May 29, 2001 (admitted 10/11/23)
Exhibit P-4 – Chandler Road Quarry zoning permits (multiple) (admitted 10/11/23)
Exhibit P-5 – Sewage Permit 3681 VT RT 103 N - July 3, 2007 (admitted 10/11/23)
Exhibit P-6 – Chester Unified Development Bylaws effective October 8, 2014 (admitted 10/23/23)
Exhibit P-7 – Chester Unified Development Bylaws effective April 5, 2017 (admitted 10/23/23)
Exhibit P-8 – Chester Unified Development Bylaws effective October 26, 2022 (admitted 10/23/23)
Exhibit P-9 – Chester Unified Development Bylaws effective July 26, 2023
Exhibit P-10 – Allstone Plan as Exhibit 16 to Act 250 Permit 2S0775-1, July 20, 2004

Entries of Appearance and Requests for Interested Persons Status

James Dumont (admitted 9/11/23)

Stephen Ankuda (admitted 9/11/23)

Mark Hall (admitted 9/11/23)

DRB Decisions and Orders

D&O-1 DRB Decision and Order re: Motion for Issuance of Orders or Subpoenas issued 10/10/23