

**TOWN OF EAST GRANBY
LAND USE APPLICATION FORM**

Date 05/09/2024

Application to: Planning & Zoning Commission PZC APPL.# 24-08
Zoning Board of Appeals _____ Administrative Staff _____

Property location: 60 South Main Street, East Granby, CT 06026

Purpose of the application: Seeking five year renewal of the existing quarry special permit and also increase the excavation depth within the 2014 quarry expansion area from elevation 252 to elevation 210.

Name, Address & Telephone # of Applicant:

Galasso Materials, LLC
60 South Main Street
East Granby, CT 06026
Phone # 860-653-2524
Email: lturner@galassomaterials.com

Name, Address & Telephone # of Owner if different:

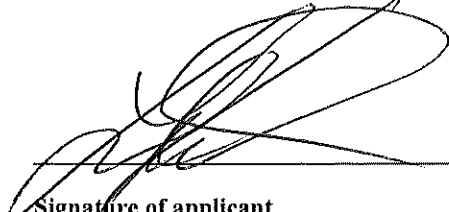
Galasso Holdings, LLC
PO Box 1776
East Granby, CT 06026
860-653-2524

Please complete appropriate sections:

Proposed Use (if applicable) _____
Is property under PA 490? Yes ___ No Present Zone(s) of affected property: Zone Q
Property in acres: 22.9 acres Number of Lots: Existing 1 Proposed _____

Total area in wetlands: 260 SF Area of wetlands affected by this proposal: 0 SF
Are there any easements or rights-of-way? Yes ___ No (if yes, they must be shown)

Names & addresses of others involved in the project:



Signature of applicant

Signature of owner (if not applicant)

PLEASE SUBMIT THIRTEEN (13) COMPLETE SETS OF ALL FORMS, MAPS OR DOCUMENTATION INCLUDED WITH YOUR APPLICATION.

Section #4

ZONE CHANGE - \$210 fee (Include map showing area of zone change and key map showing location of property.) Property Location _____

Present Zone _____

Proposed Zone _____

Area in acres _____

Affordable Housing - yes ___ no ___

Explain reason for proposal in a separate letter.

Section #5

SUBDIVISION - \$25/Lot (\$50 minimum) Fee; \$60 State fee

Property Location _____

Please check appropriate response.

Parks & Rec Open Space Review - Approval included ___ Application submitted ___ N/A ___

Inland/Wetlands - Approval included ___ Application submitted ___ N/A ___

D.E.P. - Approval included ___ Application submitted ___ N/A ___

State Archeologist - Approval included ___ Application submitted ___ N/A ___

F.V.H.D. - Approval included ___ Application submitted ___ N/A ___

Town Engineer - Approval included ___ Application submitted ___ N/A ___

Open Space provided - yes ___ no ___

Affordable Housing proposed - yes ___ no ___

All correspondence will be sent to the applicant unless specifically requested otherwise in writing. All applications must be submitted to the Building Department during regular office hours. Checks should be made payable to the "Town of East Granby". (ALL FEES INCLUDE STATE FEE UNLESS OTHERWISE NOTED)



May 9, 2024

**Town of East Granby
Planning & Zoning Department**
9 Center Street
East Granby, CT 06026

Attn: Robin Newton, Director of Planning & Economic Development

**RE: Special Permit Renewal – Galasso Materials Quarry Modifications
60 South Main Street, East Granby**

Dear Ms. Newton:

Loureiro Engineering Associates, Inc (LEA) is preparing this narrative on behalf of Galasso Materials, LLC (Galasso) to provide a description of the proposed modifications to the previously approved mining plan at 60 South Main Street (hereinafter referred to as the “Site”).

Galasso is appearing before the Town of East Granby Planning and Zoning Commission (PZC) to renew its 5-year special permit for mining activity which was last renewed in 2019. The most recent comprehensive mining plan was submitted by Galasso and approved by the Town PZC and Inlands Wetlands Commission (IWC) in calendar year 2014. This plan provided great detail in mine development in an approved expansion area covering approximately 23 acres of land of which approximately 18 acres was allowed for mining (the “2014 Expansion.”) Galasso has and continues to operate in that same footprint and has met all conditions of the 2014 Expansion. The operations have met the requirements including surface water runoff management, construction and successful use of sedimentation basins, on-going hydrogeology monitoring, on-going wetland “health” monitoring, construction of new wetland areas, and other conditions of the approval.

The 2014 Expansion provided for mining in this 23-acre area to an elevation (el) of 252 on National Geodetic Vertical Datum of 1929 (NGVD 29). This elevation limit was chosen so monitoring of adjacent wetlands and the success of the construction and use of the sedimentation basins could be demonstrated. Please note that mining operations permitted prior to the 2014 expansion were permitted to an elevation of 210 ft or lower.

Proposal Modifications

As part of this 2024 Permit Renewal request, Galasso is also requesting an amendment to the 2014 Expansion plan which would reestablish the mining limits in the expansion to el 210 from the

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current el 252 to be consistent with the remainder of the quarry floor. This additional 42 feet of reserves also extends the life of mine within Galasso's existing approved footprint.

Soil Erosion and Sediment Control/Stormwater Management

The increase in mining depth to elevation 210' from elevation 252' will result in a depth of quarry floor lower than the adjacent undisturbed land. This is the case for most of the existing quarry. As operations are still within the footprint and depth of the 2014 approval, currently soil erosion and sediment controls (SESC) and water quality are being maintained by the previously approved and constructed sediment basins down gradient of the current mining operations in this area. Once the excavation is beyond the 290' elevation the water quality basins will be obsolete. Continued excavation past elevation 252' will result in construction and/or stormwater runoff being physically contained within the interior of the mining operations as adjacent grades will be higher on the undisturbed sides. This is consistent with all other areas of the quarry floor, We do not anticipate any standing water to be observed on the quarry floor in the current excavation area.

Conclusion

Several conversations between Galasso officials and the Town's Engineering & Planning Departments regarding this modification have occurred prior to submission of the attached Quarry Modification plans. The documents within this application were developed to provide additional detail for mine development within the 2014 Expansion area. The phasing of excavation will be completed as to keep all runoff contained within the within the work area, maintain consistent access to all areas of the Site, and continue to protection of all adjacent undisturbed or protected areas. We feel this proposal has no adverse effects on the surrounding areas and operation and maintenance of the quarry will continue as previously approved.

Sincerely,

LOUREIRO ENGINEERING ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Tristan Wallace".

Tristan Wallace, P.E.
Senior Project Manager