



O&G Industries, Inc.
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April 4, 2023

Mr. Gregory Mele, Chairman
Torrington Planning & Zoning Commission
140 Main Street
Torrington, CT 06790

RE: Request for Continued Waiver of Five Acre Maximum Area of Excavation - Renewal of Special Exception for combined Haynes Aggregates Torrington, LLC and O&G Industries, Inc. Burrville Quarry (2023-24 Permit Term)

Dear Mr. Chairman and Commission Members:

In accordance with Sec. 6.4.5E of the Torrington Zoning Regulations, O & G Industries, Inc. (O&G) respectfully requests a waiver of approximately thirty (30) acres above the five-acre maximum specified for excavation for the reasons cited herein.

The original O&G special exception permit issued by the Torrington Zoning Board of Appeals was granted on July 18, 1988. The current five-acre maximum excavation threshold was not part of the zoning regulations in effect at the time of the granting of the original permit. Work on the summit commenced immediately and required a development envelope that exceeded twenty (20) acres. The five acre maximum, by definition, could not physically and safely provide sufficient area for this type of excavation.

The phased mining and reclamation plan approved for this site represents a unique “top/down” approach to mining by taking advantage of the physical buffer that the natural topography and vegetation affords. It has been recognized and accepted that, in general, final restoration cannot be established until final grades are reached. With the exception of the western border of the quarry (adjacent to the State forest), final grades and, therefore, final restoration cannot be achieved until the mine floor is established. It should be noted, however, that as the final bench is established along the westerly perimeter of the quarry permit boundary reclamation will ultimately commence. A detailed reclamation plan will be submitted for review and approval prior to implementation.

Sec. 6.4.5E of the Torrington Zoning Regulations is more appropriate with respect to typical sand and gravel operations where excavation occurs in a valley or along a hillside. It is physically impossible to implement a phased restoration plan for a rock quarry where the excavation is sequenced from the highest to the lowest elevations. The “top/down” approach has and will continue to provide a “line of sight” buffer from surrounding areas to the greatest extent practicable for the life of the mine.

For these reasons, all previous waiver requests by O&G have been continually granted by the Zoning Board and this Commission. This request addresses the current and proposed open excavation areas on the O&G side of this joint application and includes the prospective development of a third lift or bench at the 1060' contour and development of a processing pad near the base of the mountain.

I will be available at the April 19 public hearing to discuss this matter further if necessary.

Respectfully submitted,
O & G Industries, Inc.



Richard O. Warren
Assistant V.P., Facilities

cc: T.J. Oneglia, Vice President



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Torrington Planning and Zoning Commission
Torrington City Hall
140 Main Street
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Re: O&G Industries, Inc.: Justification for Setback Waiver/Exception

Dear Commission Members:

In accordance with the plans submitted entitled, “Interim Mining Plan Haynes Aggregates Torrington, LLC – 3217 Winsted Road & O&G Industries, Inc. – 3345 Winsted Road Torrington, CT Revised 1/17/2023” as a part of the current joint application for mining submitted by Haynes Aggregates Torrington, LLC and O&G Industries, Inc., O&G hereby requests a waiver of the 50’ setback on the O&G property from the Haynes property in order to accommodate the phased mining plan which intends to expand the mining of the base area of the quarry from the Haynes property towards the summit of the O&G property.

Haynes Aggregates – Torrington, LLC (Haynes) and O & G Industries, Inc. (O&G) entered into a stone products supply agreement in 2014, whereby the Haynes quarry would serve as the principal source of fine and coarse aggregate to supply O&G’s production facilities (hot mix asphalt and ready mix concrete plants) and to meet some of its retail demands. As an integral component of this business agreement, Haynes and O&G have developed a long term operations plan that will combine, to varying degree, their respective resources, i.e. stone reserves, processing equipment, and capital in a more sustainable and cost-effective manner.

The proposed benches will be developed based upon the existing topography, which generally slopes from NW to SE, and the locations of the existing operations at both sites. It is important to note that these plans continue to focus on integrating the two sites but do not represent the final overall grading plan of the combined parcels when viewed holistically.

Accordingly, the mining plan must necessarily encroach within the respective 50’ setback areas from the common property line separating the Haynes parcel from the O&G parcel in two locations to the north and west. Sec. 6.4.2 of the Torrington Zoning Regulations allows the Commission to make an exception to this setback if it determines that the excavation will “...provide a more appropriate system of stormwater drainage; or provide a more useable area for future development when excavation is complete”. The quarry expansion as proposed will ultimately result in a final quarry floor that will be considerably larger and more appropriate for future development that will be oriented along Route 800. If the 50’ setback areas were

maintained, the resulting landform would not be in harmony with the natural topography and/or purpose of the final grading plan.

O&G supports a request by Haynes that the Commission renews an exception pursuant to Secs. 6.4.2B. and 6.4.2C. of the Torrington Zoning Regulations allowing encroachment within the 50' setback from the Haynes property line onto the O&G property.

Respectfully submitted,
O & G Industries, Inc.

A handwritten signature in cursive script, appearing to read "Richard O. Warren".

Richard O. Warren
Assistant V.P., Facilities

cc: T.J. Oneglia, Vice President



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Re: Haynes Aggregates-Torrington, LLC: Justification for Setback Waiver/Exception

Dear Commission Members:

Haynes Aggregates – Torrington, LLC (Haynes) and O & G Industries, Inc. (O&G) entered into a stone products supply agreement in 2014, whereby the Haynes quarry would serve as the principal source of fine and coarse aggregate to supply O&G's production facilities (hot mix asphalt and ready mix concrete plants) and to meet some of its retail demands. As an integral component of this business agreement, Haynes and O&G have developed a long term operations plan that will combine, to varying degrees, their respective resources, i.e. stone reserves, processing equipment, and capital in a more sustainable and cost-effective manner.

An Initial Quarry Expansion Plan was developed that will ultimately merge mining and reclamation operations of the two properties/quarries and a joint application has been prepared which further accomplishes this planned operations merger. Please see the plans submitted entitled, "Interim Mining Plan Haynes Aggregates Torrington, LLC – 3217 Winsted Road & O&G Industries, Inc. – 3345 Winsted Road Torrington, CT Revised 1/17/2023". These plans include an inventory of all inland wetland areas with their respective setback areas.

The proposed benches will be developed based upon the existing topography, which generally slopes from NW to SE, and the locations of the existing operations at both sites. It is important to note that these plans focus on integrating the two sites but do not represent the final overall grading plan of the combined parcels when viewed holistically.

This integrated business plan, coupled with the initial stages of this overall grading plan, will continue to provide synergy, resulting in a more comprehensive stormwater management plan (by allowing for increased stormwater controls and improved residence time for stormwater runoff), improving truck traffic circulation by focusing on one primary curb cut off of Route 800 with intended shorter internal haul routes, and lowering emissions with only one active processing facility that uses electricity as the power source. This overall plan will also permit the eventual relocation of the processing equipment further west on the expanded quarry floor - away from Route 800.

Accordingly at this time, the mining plan must necessarily encroach within the respective 50' setback areas from the common property line separating the Haynes parcel from the O&G parcel in two locations to the north and west. Sec. 6.4.2 of the Torrington Zoning Regulations allows the Commission to make an exception to this setback if it determines that the excavation will "...provide a more appropriate system of stormwater drainage; or provide a more useable area for future development when excavation is complete". The quarry expansion as proposed will ultimately result in a final quarry floor that will be considerably larger and more appropriate for future development that will be oriented along Route 800. If the 50' setback areas were maintained, the resulting landform would not be in harmony with the natural topography and/or purpose of the final grading plan.

O&G previously submitted for the record its letters of support, i.e. taking no exception, to the existing minor encroachment within Haynes' 50' setback area (letters dated November 14, 2016 and November 30, 2018) and supported the similar approval granted in 2021 under our previous joint mining application. Haynes and O&G respectfully request that the Commission again make an exception pursuant to Secs. 6.4.2B. and 6.4.2C. of the Torrington Zoning Regulations.

Respectfully submitted,
O & G Industries, Inc.



Richard O. Warren
Assistant V.P., Facilities

cc: T.J. Oneglia, Vice President