

**MEMORANDUM**

**To:** Planning Board  
**From:** Andrew Deci, Assistant Town Planner  
**Date:** May 1, 2020  
**Re:** Zone Amendment Request – Mobile Home Overlay Expansion and R-3 Rezoning

**Summary:** *Revisions are proposed to the zoning map in order to facilitate the expansion of the Mobile Home Overlay District. The proposal converts Business Park Zone (BP) land to Rural Residential (R-3), expands the Mobile Home Overlay Zone to encompass a portion of parcel R05-34, and converts BP Zone land to Commercial Corridor 196 (CC-196) designation. The changes are championed by Andy Maynard of Topsham Mobile Homes.*

This property-owner initiated rezoning request seeks to expand the Mobile Home Overlay District and re-zone Business Park Zone land to R-3 (rural residential) in order to expand the existing mobile home park operated by Andy Maynard.

Working with the Planning Board, the applicant has revised their request over the past few months. The final proposal, for town meeting consideration, is to expand the overlay district to the north/west and rezone the same area to R-3. This approach preserves Business Park zoned-land for economic development purposes and would permit the development of a north-south connector road between Route 196 and Route 201.

Adjacent parcels are proposed to be rezoned to the adjacent designations, including both R-3 and CC-196 designations.