

**From:** [Patricia Maloney](#)  
**To:** [Planning](#)  
**Cc:** [Robin Brooks](#); [Daniel Flaig](#)  
**Subject:** Crooker ZOOM  
**Date:** Wednesday, July 22, 2020 12:01:41 PM

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Hello,

I did join the ZOOM workshop last night with the Ivanhoe neighbors. Although I raised my hand a couple of times but did not speak it's because I felt that it was more important to hear from the community. And I only wanted to know how many people were actually on the ZOOM.

Please record that # of participants in your minutes.

Thank you, Pat Maloney

**From:** [JOSHUA ARCHER](#)  
**To:** [Planning](#)  
**Subject:** Crooker  
**Date:** Wednesday, July 22, 2020 11:42:09 AM

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With respect to the planning board and chairman, I'd like to submit my comments regarding the Crooker rezoning proposal, as a home owner in this lovely little section of Topsham.

My family purchased our home a decade ago, and have enjoyed the quiet, almost rural area. The neighborhoods around Whitehouse Crossing are peaceful, well kept, and filled with good hardworking people. People whose homes are their biggest investment.

While I appreciate Crooker, and the jobs they bring to our small town in Maine, I would argue there must be a better place to relocate such a large plant. As a mom, the thought of those heavy trucks traversing our quiet narrow streets, MORE than they already do, is terrifying!! While I'm sure most Crooker drivers are responsible, I have seen first hand the ones that are anything but. I've seen them fly past my home at what seems like double the speed limit. It will only take ONE careless driver and one bad decision to destroy someones world forever. That is something Crooker would never live down.

If that were the only reason to find an alternative, it would be enough for me, and for all the other parents this will impact. I knew the Crooker family way back when. My family were guests for summer concerts in the big barn. The Crookers are a devoted family. There's no way they would risk a childs life any more than the rest of us would, and that legacy should be honored. Putting these massive, heavy trucks on these small neighborhood roads is too great a risk!

Aside from the safety issues; this will impact property values in a negative way. Hundreds of homes, hundreds of families, will see their greatest investments decrease in value. No one can afford that! This will create a tremendous amount of resentment.

There must be an alternative that will benefit the community and Crooker as well. I'd ask that we work to find that solution. The good people in Topsham will back Crooker 100% when this is a benefit to the community and not a destruction of it.

Thank you for your time.  
Heather Archer

**From:** [CA C](#)  
**To:** [Planning](#)  
**Subject:** Regarding: Crooker  
**Date:** Tuesday, July 21, 2020 9:54:53 PM

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**WARNING: This is an external email that originated outside of our email system. DO NOT CLICK links or open attachments unless you recognize the sender and know that the content is safe!**

I listened with an open mind to the town meeting on 7/21/2020 and as a resident and a taxpayer of Topsham and having grown up in Topsham I did not still see Crooker presenting anything that requires this much attention from our town planning board to continue bringing this topic to the table other than mentioning what Crooker does for our community and tax contributions.

Crooker has other more suitable areas with a least disruption impact to communities, wildlife and potential health problems that they will create to individuals/families in surrounding areas .

As far as the old site of crooker in mall area the future of area is irrelevant at this meeting and the FOCUS needs to be on AS A TOWN are we willing to rezone given this limited information and large impacts to many for the benefit of a LARGE corporation that continues to sell they are local to the area.

THE TOPIC OF OLD SITE FOR FUTURE is not the discussion. The underlying question remains why is the continued Perseveration of our local crooker to move forward when its clear to hear the community stating the rezone is/will DESTROY communities which leads me to ultimately believe a hidden and continuing agenda is to follow once this hurdle is overcome and more proposals will follow to develop an agenda visioned by our small local Crooker to benefit large businesses/stake holders.

There are other areas that could be looked at rather than continuing to allow Crooker to shake peoples homes in this area and added increased traffic, noise, smell and disrupt many communities, families and wildlife and potential health risks unable to project in a study.

As far as growing Topsham Center area Crookers plant should not be the focus to considering this proposal/discussion of REZONING. DISCUSSION OF the mall area and community doesnt mean Crookers current location has to move. Around and within the Topsham mall area many vacant areas are available to anyone that can vision a plan to develop to meet the comprehensive plan without crooker moving. Oppertunites to create a Topsham center ISN'T AND SHOULDN'T BE FOCUSED TO CROOKER moving. As a community we need to look to vacant land near our center and to include and encompass our main street to enhance community and growth, which isnt WHAT this meeting was to address.

THE FOCUS IS ARE WE WILLING TO ALLOW THE REZONE? THEN:

IS THE OPTION OF REZONING IN THE BEST/LONG TERM INTEREST TO THE RESIDENTS, COMMUNITY INCLUDING NATURE, THE HEALTH OF PEOPLE IN THE COMMUNITY OR IS THE BENEFIT FOR THE CORPORATION?

Lastly we should be looking beyond what there up front plan is to what will come next and why are they not willing to not look at other least invasive disruptive options/areas. (Is it possible already have future plans that are not being presented in that identified area with another industry).

In closing the continuing discussion on this same topic with Crooker after the community has advocated so strongly to not allow Rezoning the proposed areas will have ongoing consequences for future of Topsham. Some examples are people not wanting to move or buy

homes here, or raise families and given the continued "yoyo" with topic residents of the area will not feel safe to remain here which is not an image that reflects well on our town or our council/committee.

This ongoing discussion with Crooker is sounding as though the money is worth more than the people who have come together as a community and clearly vocalized "No to rezone and No to Crooker relocating to proposed zone". As a committee and community it is time to end this ongoing discussion and stand for the community not the corporation.

C.A. Couture  
Topsham Resident

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**From:** [Louis Larios](#)  
**To:** [Planning](#)  
**Subject:** Crooker Construction Rezoning  
**Date:** Tuesday, July 21, 2020 7:57:11 PM

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Louis Larios  
2 Berkeley Ln  
Topsham ME 04086  
(207) 319-2231

Comments to the planning board IRT Crooker Construction Rezoning  
REF: Crooker Construction rezone request

There has been too much land clearing in and around Topsham for development causing wildlife habitat loss, and ruining the natural areas surrounding our neighborhoods.

The rezoning to “industrial” would not provide protection from the above results, would increase noise and decrease our property values.

Already we feel the explosions in our basement from the crooker mining in Pjepscot. I expect to be seeing cracks in our basement walls in the near future.

I am against rezoning our neighborhood to “Industrial” or “Commercial”.

Respectfully  
Louis Larios

Louis E. Larios  
[tavelo@comcast.net](mailto:tavelo@comcast.net)  
207-319-2231  
2 Berkeley Lane  
Topsham ME 04086

**From:** [Clay Theberge](#)  
**To:** [Planning](#)  
**Subject:** Crooker Proposal  
**Date:** Tuesday, July 21, 2020 5:50:56 PM

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**WARNING: This is an external email that originated outside of our email system. DO NOT CLICK links or open attachments unless you recognize the sender and know that the content is safe!**

Dear Chairman Spann and Planning Board Members,

I am writing to express my concern over Crooker's proposal to rezone residential property to commercial property. I currently live in Topsham Heights and I often go for walks and runs in other residential neighborhoods, including Ivanhoe and Pejepscot Village. These neighborhoods are quiet, peaceful and rural. The residents of these neighborhoods have chosen to live there to enjoy these qualities. These desirable qualities will be destroyed if Crooker is allowed to put in the proposed Batch Plant. It is unfair to the residents of these neighborhoods to change the zoning. Our town needs to be cognizant of the quality of life of the residents, the investment value of these homes and our community health and well-being. Let us not put profits over the people in our community.

Sincerely,

J. Clay Theberge  
5 A Street  
Topsham