

Overview of Crooker's Proposed Move



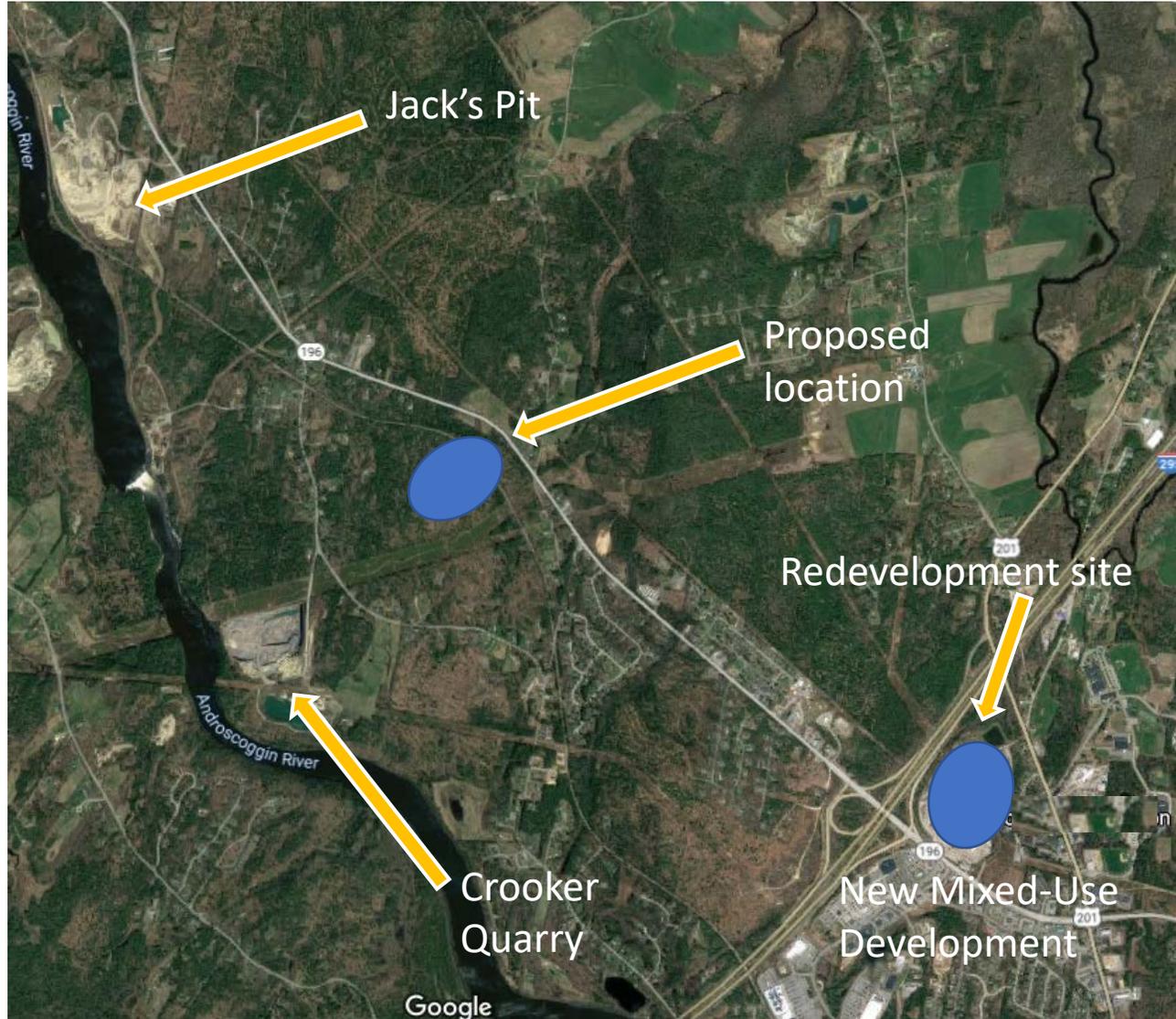
Materials Provided

- Overview of move
- Map of ownership and proposed zoning
- Outline of ordinance
- Intent for reuse of Lewiston Road site

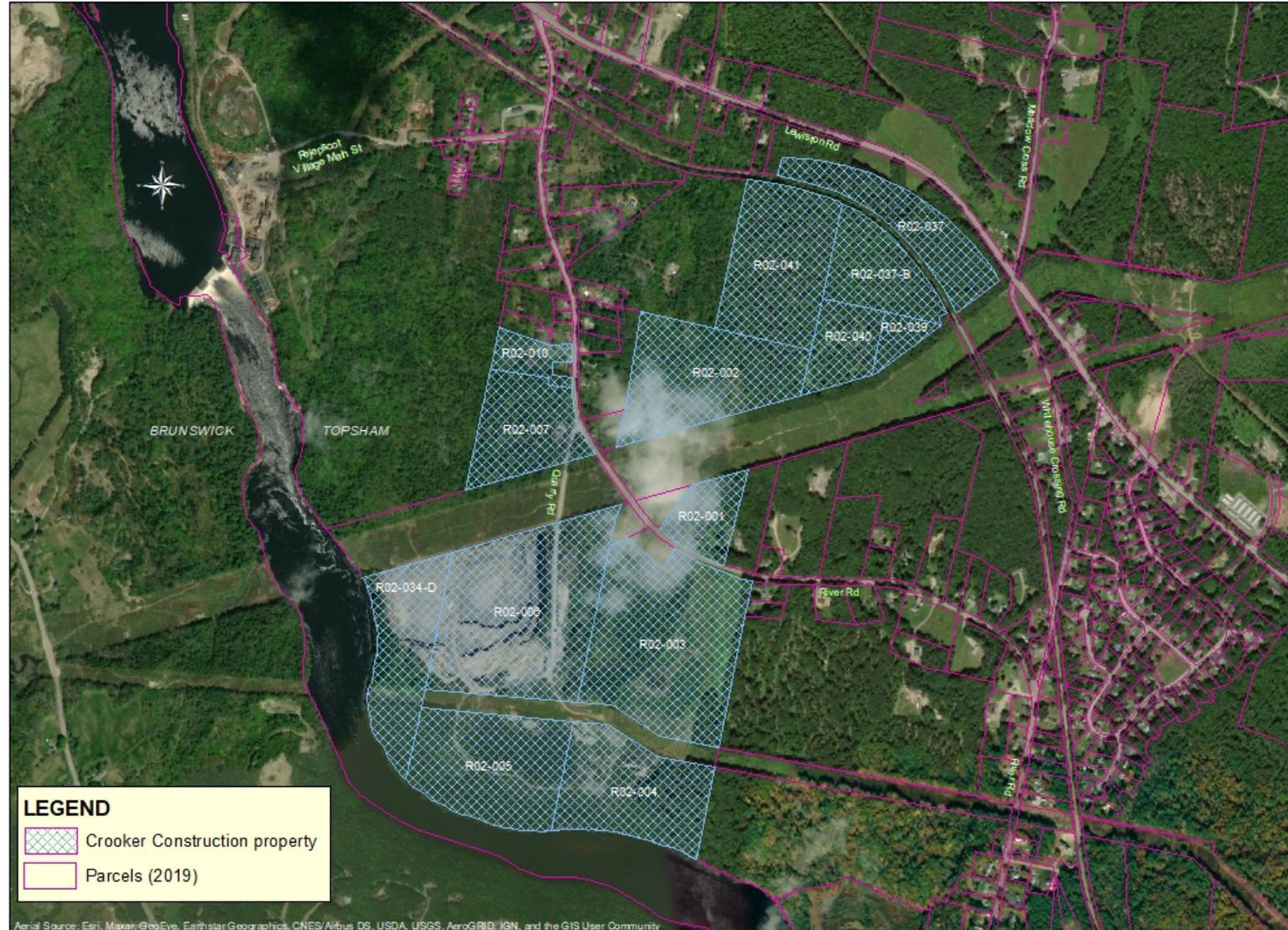
Current Operations – 103 Lewiston Road



Proposed Overview

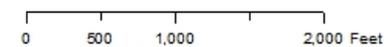


Crooker Property

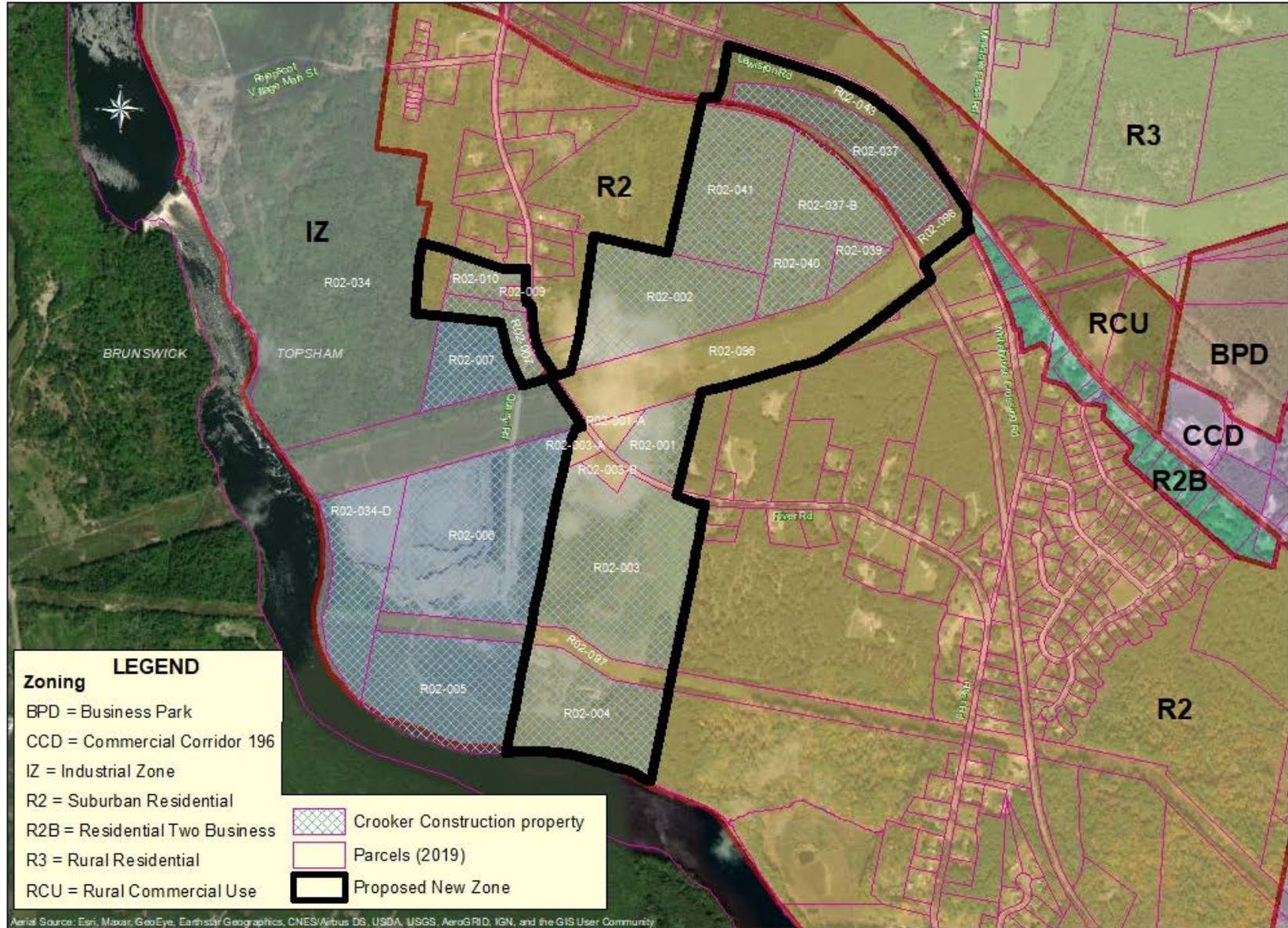


PROPERTY OWNED BY CROOKER

Map created by LatLong Logic, LLC (August, 2020)



Proposed Zoning



Redeveloped Approach

- 2018 plan obsolete
- Fresh, new, collaborative start

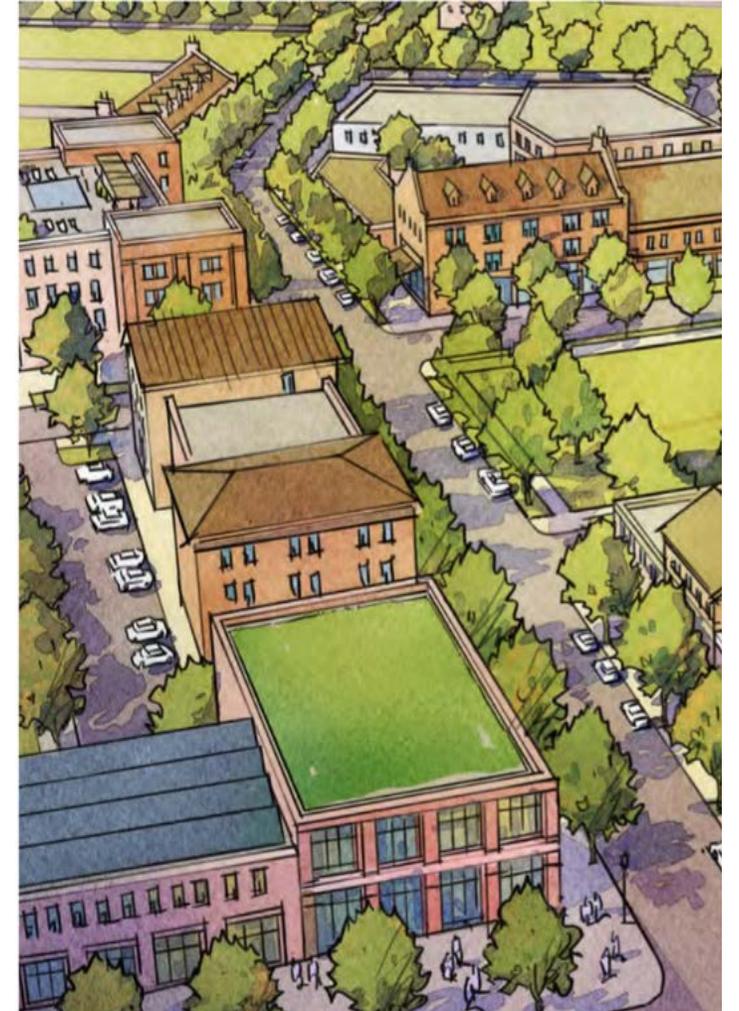
Site Layout

Operation	Activities	Acres	Siting Considerations	Mitigation
Processing	Crushing rocks into smaller pieces	15-20	On quarry side of site	Noise, dust
Storage	Aggregate material stockpiles/general equipment and material storage	15-20	Near to processing	Dust
Batch plant	Final product production; i.e., asphalt	2-3	Access to Route 196	Noise, odor, landscape buffering
Office		1	Access to Route 196	Landscape buffering
Shops	Maintenance of equipment	2-3	Near to processing	Landscape buffering
Parking	Employee parking	5-6	No special place	Landscape buffering
Total		40-53		

Note: Bubble map premature at this point until final ordinance completion of site studies.

Benefits to Town – Crooker site redevelopment

- 51-acre “catalyst” site



Benefits to Town continued

- The “dangerous intersection” at Lewiston Road and Meadow Cross Road would be mitigated.
- Crooker traffic off River Road, reduced traffic on Lewiston Road.
- More taxes to Topsham
- Better trail access
- Reduced emissions from trucks traveling on Lewiston Road