



August 1, 2020

Dear Members of the Topsham Planning Board,

On behalf of the Board of Crooker Construction, LLC, I wish to thank you for agreeing to work with our consultants to come up with a zoning amendment that will meet the needs of the Town, the neighbors, and the Crooker Corporation.

I understand that several Board members had questions about the future reuse of our 103 Lewiston Road site. These questions assume that our amendment effort is successful, our subsequent application is successful, and we are able to move our operations closer to our quarries. The answer is simple. We plan to sell the 103 Lewiston Road site to a quality developer, with the intention that he or she will develop a mixed use project along the lines of that described in the [Topsham Comprehensive Plan Update](#). In fact we have had discussions with two developers already in the last several years, and they have shared with us possible designs which are very similar to the drawings in the [Plan Update](#).

The precise timing is impossible to pin down. The Covid recession is having a significant impact on government revenues, and this in turn will affect future road construction, Crooker's bread and butter business. The Covid experience may also change the market for offices, multifamily housing, and retail shops for years to come – which in turn will affect the interest, ability, and financing for a future developer to create a large mixed use project. All that is clear is that it is the intention of the Board of Directors of Crooker Construction to move forward with this relocation and the sale of our Lewiston Road property as quickly as can be managed.

The questions about reuse are a reminder that this project has been going on so long that some may be unaware of its origins. The idea of relocating our operations was initiated by Town officials over twenty years ago. We were approached to consider moving our operations from 103 Lewiston Road to somewhere nearer our quarries, in order to free up 103 Lewiston Road for redevelopment. We agreed to pursue the idea, and we spoke with abutters, we bought some land, we held meetings with neighbors, and we presented some ideas in public around four years ago. Things went on hold at that point, and now we are back this year with a more collaborative process, working with your Board and through you with Topsham citizens. Our goal is to design a zoning amendment that will meet the needs of our business, the interests of the Town, and the protection of the neighbors. If this turns out not to be possible, then our plans are to stay in our current location for the indefinite future.

Thank you again for your help.

Yours,

*Thomas C. Sturgeon*

Thomas C. Sturgeon, P.E.  
President & CEO