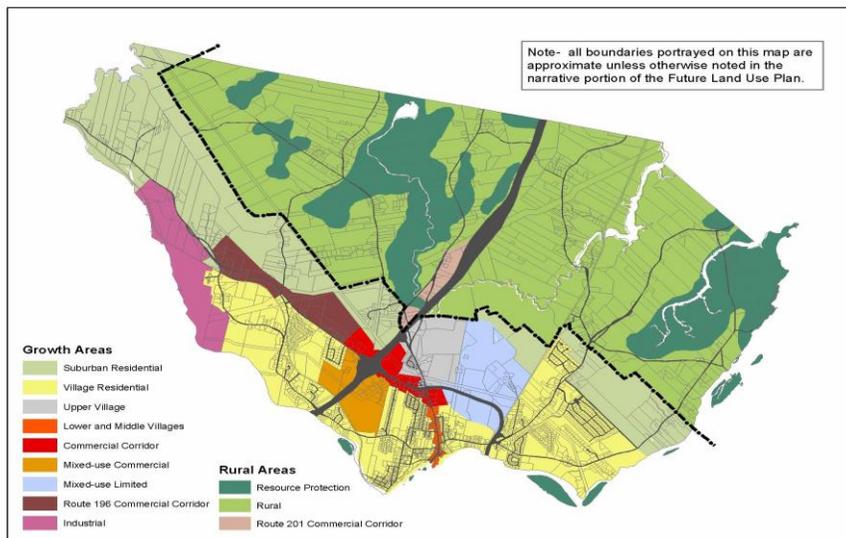


To: Planning Board
From: Rod Melanson, Director of Planning
Andrew Deci, Assistant Planner
Date: May 27, 2020
Re: Crooker Zoning Amendment Request – Previous Planning Discussions

Below are previous future land use plans the Board reviewed in regards to town planning efforts for this vicinity. Updated to this is our current comprehensive plan adopted at the May 2019 Town meeting.

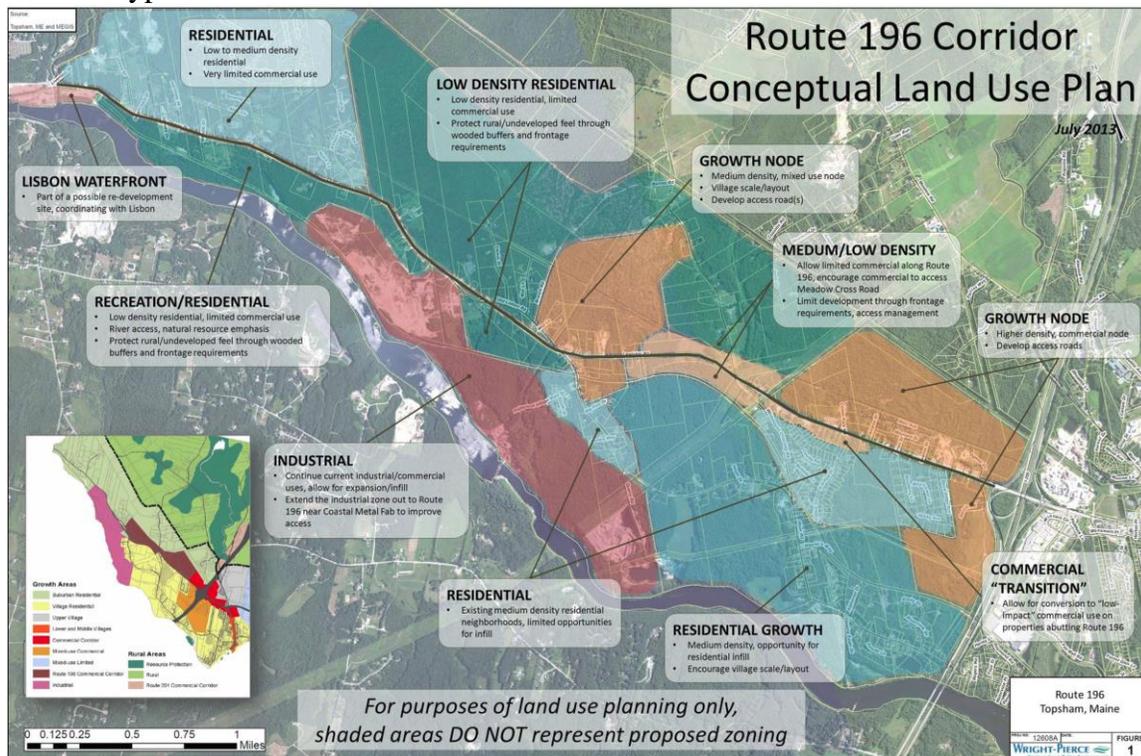
2005 Comprehensive Plan review



The [2005 Comprehensive Plan](#) shows on the Future Land Use Plan this area to be Village Residential (shown above and found on page 45). The description of Village Residential is “includes all of the more compact residential neighborhoods between the Androscoggin River and Route 196 to the west of Main Street...” The Industrial area description and zone “is given to lands that are currently within the Industrial Zone (south of Route 196 and west of River Road). In the Special Issues to Address section, it states “the current Industrial Zone should be moved up to Route 196. Access to this area should be controlled to maintain traffic flow in the Route 196 corridor... except in the Pejepscot Village area, the zone’s boundary should be moved away from the Androscoggin River...” This section also calls for the creation of an Industrial Use Plan that identifies where industrial activities should occur in town. The Plan also recommends the creation of a Route 196 Corridor Plan.

2013 Route 196 Corridor plan review

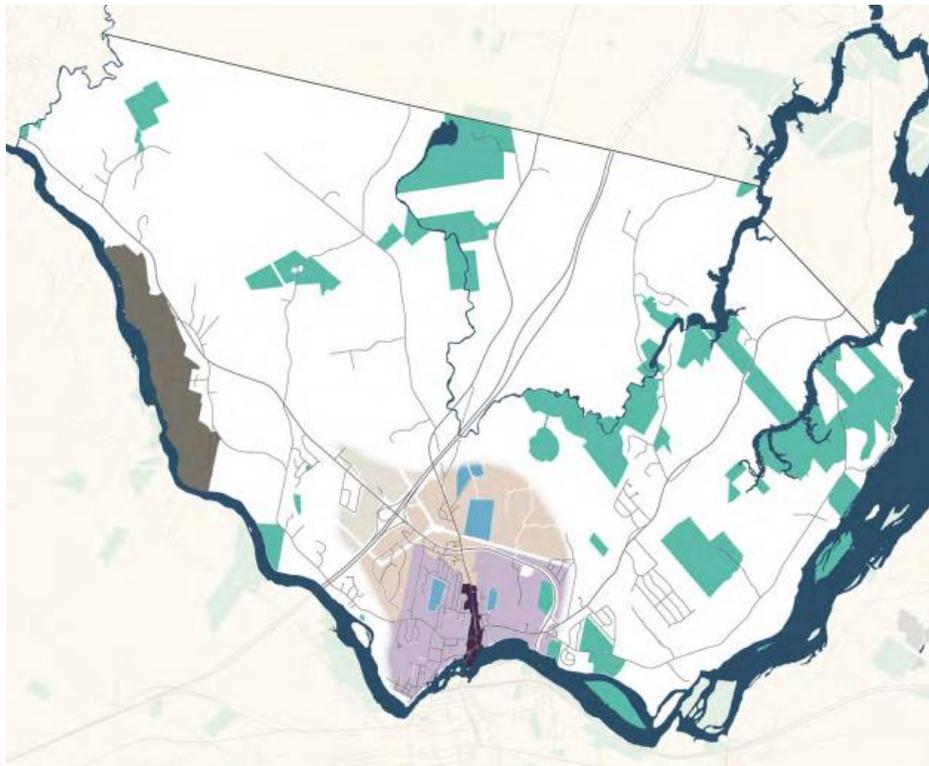
The [Route 196 Corridor Plan](#) also has a Land Use Plan, which summarizes the general land use types for the area.



The Industrial area (shown in red on the Land Use Plan) envisions this area largely unchanged from the existing zone, but extending it to Route 196. This zoning change and map amendment was already approved in 2015 by Town Meeting. The area that is proposed for a change near the Crooker quarry area is designated as a residential growth area in this Plan. This is shown in light and medium blue above.

2019 Comprehensive Plan Update

Industrial Special District - “This district outlines the existing industrial zone, encompassing clusters of industry and businesses along the Androscoggin River off Route 196. This area should be zoned and regulated as special districts to reflect the uniqueness of the land use activity, and the intent for the future growth or transformation that may be desired for that specific area. Future zoning efforts should assess and, if necessary, amend performance standards to address potential impacts of industry on adjacent land or neighborhoods.”



Conservation, Preservation, and Growth



While the comprehensive planning effort steered clear of offering any specific insight into this current zoning request, it is clear that the plan neither prohibits nor endorses the current zoning request. In the future land use planning section of the plan, rural based resource business should be supported and allowed within the rural/ suburban lands sector (through the implementation of context based performance standards which protect residential character), while districts identified as special use districts (where a historic land use pattern is present) were intended to allow for future growth and transformation. In both zone descriptions there is an emphasis on creating performance standards for commercial uses that minimize impacts on existing residential neighborhoods.