

## Five Star Industrial Park Rezoning Q&A

***Q. Isn't it unfair to Pike if the City of Westbrook rezones the Five Star Park?***

A: Right now, the Maine courts are deciding whether Pike has any legal rights to operate a quarry on Spring Street. If the court finds that Pike does have legal, grandfathered rights to operate on Spring Street, then rezoning the Park will not affect Pike.

***Q. Couldn't this battle drive Pike out of Westbrook?***

A. Not at all. In December 2005, Pike Industries bought Blue Rock's assets in Westbrook that included the Main St. quarry operations, the Spring St. quarry and Spring St. truck maintenance facility. During the time Blue Rock owned the Spring St. quarry, it was inactive, with only occasional blasting occurring. Blue Rock's – and now Pike's – primary quarrying operation in Westbrook has always been at their Main St. location.

***Q. It seems that Pike is willing to compromise but IDEXX and the other businesses won't listen. Why can't a compromise be reached between the parties?***

A. In July 2009, The Westbrook Zoning Board of Appeals ruled that Pike did not have any grandfathered right to operate the quarry. Pike is in the process of appealing the ZBA decision, and this decision rests with the courts. Because of this, neither IDEXX nor any other business or person is in the position to compromise with Pike about what they can and cannot do with the quarry.

***Q: Isn't Pike's Main St. quarry depleted to the point that they have no other choice but to take rock from Spring St.?***

A There is still material at the Main St. quarry , but Pike has said that due to the depth of the quarry, it is not as economical to mine as a newer quarry like the one on Spring St. Pike also owns other quarries in Maine, such as their quarry in Poland which has a significant amount of material.

***Q. Won't rezoning the Five Star Park put Pike out of business at Spring St.?***

A. The new Industrial Zone II prohibits extractive industry (quarries, gravel pits) and asphalt plants. However, if the Superior Court finds that Pike has grandfathered rights to operate a quarry at Spring Street, they would be able to do so as a nonconforming use under guidelines set by the City of Westbrook.

***Q. Why is IDEXX and the others involved in WestbrookWorks trying to get rid of all the blue collar jobs that Pike has?***

A. While Pike suggested that this argument was about blue collar verses white collar jobs, nothing is further from the truth. There are hundreds of blue collar jobs that currently exist in the Park at a number of companies, including IDEXX. In fact, the opportunity for job growth within the Park is significant, especially if the rezoning takes place.

In fact, the Five Star Park businesses provide more than 2,000 year-round, blue and white-collar jobs. Pike employs 150-200 workers, most of them seasonal employees who are laid off each winter and rehired when paving season resumes in the spring.