



IDEXX Memorandum

TO: Westbrock Planning Board
FROM: Dick Daigle – Director of Facilities
Date: July 1, 2008
RE: Pike Industries Sketch Plan Review for the Spring Street Quarry

On behalf of IDEXX Laboratories, we appreciate the opportunity to share our comments and concerns for the proposed sketch plan review currently being presented to the Westbrock Planning Board.

IDEXX recognizes that at this time Pike Industries is presenting their Spring Street quarry plans for sketch plan review and complete details are not yet available. However, as Westbrock's largest employer, IDEXX feels it is important to express our concerns associated with the significant expansion plan currently being considered. We recognize the quarry operation was in the Five Star Industrial Park when IDEXX moved to the area in 1991. Quarrying activity then, and for the past 17 years has been very limited.

IDEXX has been involved with the City Administration for several years to define the future vision for the Five Star Industrial Park. In 2006, the City held its first Economic Summit with area business leaders to assist the City in defining its vision and economic initiatives. In 2007, the City updated its Strategic Economic Development Plan, stating, "To maintain an atmosphere to attract new businesses to the City by continuing to implement a comprehensive plan through proactive zoning ordinances. Develop and implement strategies and recommendations for targeted economic and business development sectors. In particular and based on the City's economic assets, the City will develop strategies for the following target sectors: Bioscience, Biotech, Precision Manufacturing, Information Technology, Finance and Business Services."

On March 19th, the Mayor issued a notice to the Five Star Industrial Park businesses indicating that the Pike proposal to expand the Spring Street quarry was inconsistent with the City's vision for the area. The City's vision was also confirmed in the letter to the City Council from the City's Administrator on March 21st. The City Administrator recommended that the City Council approve a zoning change for the Five Star Industrial Park which would have prohibited the Pike development. Based on our conversations with other business park owners, the City's vision for the area is a powerful statement supported by a majority of the Park businesses.

In 2006, IDEXX Laboratories became a property owner in the Five Star Industrial Park purchasing the former Data General complex. Our commitment to become a business owner in the City took into consideration the City's vision for the area. In June 2007, the Planning Board approved our expansion project to construct a 200,000 square foot new manufacturing building at an investment

of over \$75 million. Since 2006 we have also hired over 600 Maine employees bringing our current employee base to over 1,500 employees, with over 150 employees resident in Westbrook.

The current plan being proposed by Pike Industries is extremely large and impactful to the community and warrants a detailed review by the Planning Board. IDEXX does not believe that the further development of the Spring Street quarry will significantly benefit the Westbrook community nor does it align with the City's vision to attract new businesses to the area. Additionally, we feel this development will negatively affect the overall image of the Park and may potentially result in a loss of new or expanded business to the area.

We recognize quarry and asphalt operations are necessary to support the State's economic growth. We also believe that the location of a fully operational quarry, asphalt plant and rock crushing operation is better suited to an area that is less densely populated as demonstrated by the attached aerial maps of Pike operations throughout the State. As you can see, operations like the one being proposed, are typically located in rural areas away from highly populated residential and business districts.

In regards to permitting, IDEXX attorney Bill Plouffe of Drummond & Woodsum has reviewed the City's Land Use Ordinances. His research indicates that Pike has no permits for this site from the City of Westbrook. In accordance with the City's ordinances we believe Pike should be required to obtain both a site plan and special exception approval for the Spring Street quarry development plan.

In closing, the Pike development plan will have a major negative impact to the area and is not in line with the City's vision for the Park. We encourage the Planning Board to consider the negative impacts this project would have on the City. IDEXX will be opposing this project.