



**TOWN OF GRAY**  
**PLANNING BOARD**  
**AGENDA • NOVEMBER 18, 2021**

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**Planning Board  
Workshop**

**Via Zoom videoconferencing:  
<https://us06web.zoom.us/j/83304435286>**

**6:00 PM**

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**I. Workshop Commences**

**II. Workshop Business**

Avesta Meadowview (Hancock Street) Senior Housing Development

A request by Avesta Housing, represented by Nathaniel Howes, for a workshop to discuss a proposed multi-family 27-unit senior housing development located near 16 Hancock Street, Tax Map 43, lot 405-39, in the Village Center Zoning District, owned by Gray Senior Housing, Inc. This application is subject to site plan, conditional use and subdivision review; and multi-family housing standards.

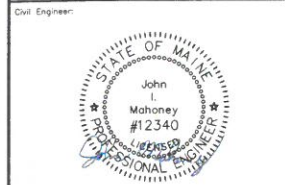
**III. Workshop Adjourns**

*\* The Town of Gray is an equal opportunity employer and complies with all applicable equal access to public accommodations law. If you are planning to attend a Town Council or Town committee or board meeting and need assistance with a physical disability, please contact the Town Manager's office at least 48 hours in advance of the meeting to have the Town assist you. 657-3339. TTY 657-3931.*



**AVESTA GRAY MEADOWVIEW**  
16 HANCOCK STREET  
GRAY, MAINE

Prepared for:  
AVESTA HOUSING  
307 CUMBERLAND AVENUE  
PORTLAND, MAINE, 04101

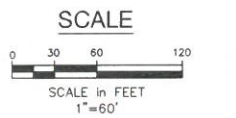


JOHN I. MAHONEY, PE #12340  
400 COMMERCIAL STREET, SUITE 404  
PORTLAND, ME 04101  
207-772-2891

Architect:  
JSA DESIGN  
273 CORPORATE DRIVE, SUITE 100  
PORTSMOUTH, NH, 03801

Structural/Mechanical:  
ALLIED ENGINEERING, INC.  
160 VERANDA STREET  
PORTLAND, MAINE, 04103

Environmental:  
ALBERT FRICK ASSOCIATES, INC.  
380B MAIN STREET  
GORHAM, MAINE, 04038



**RANSOM**  
Consulting, LLC.

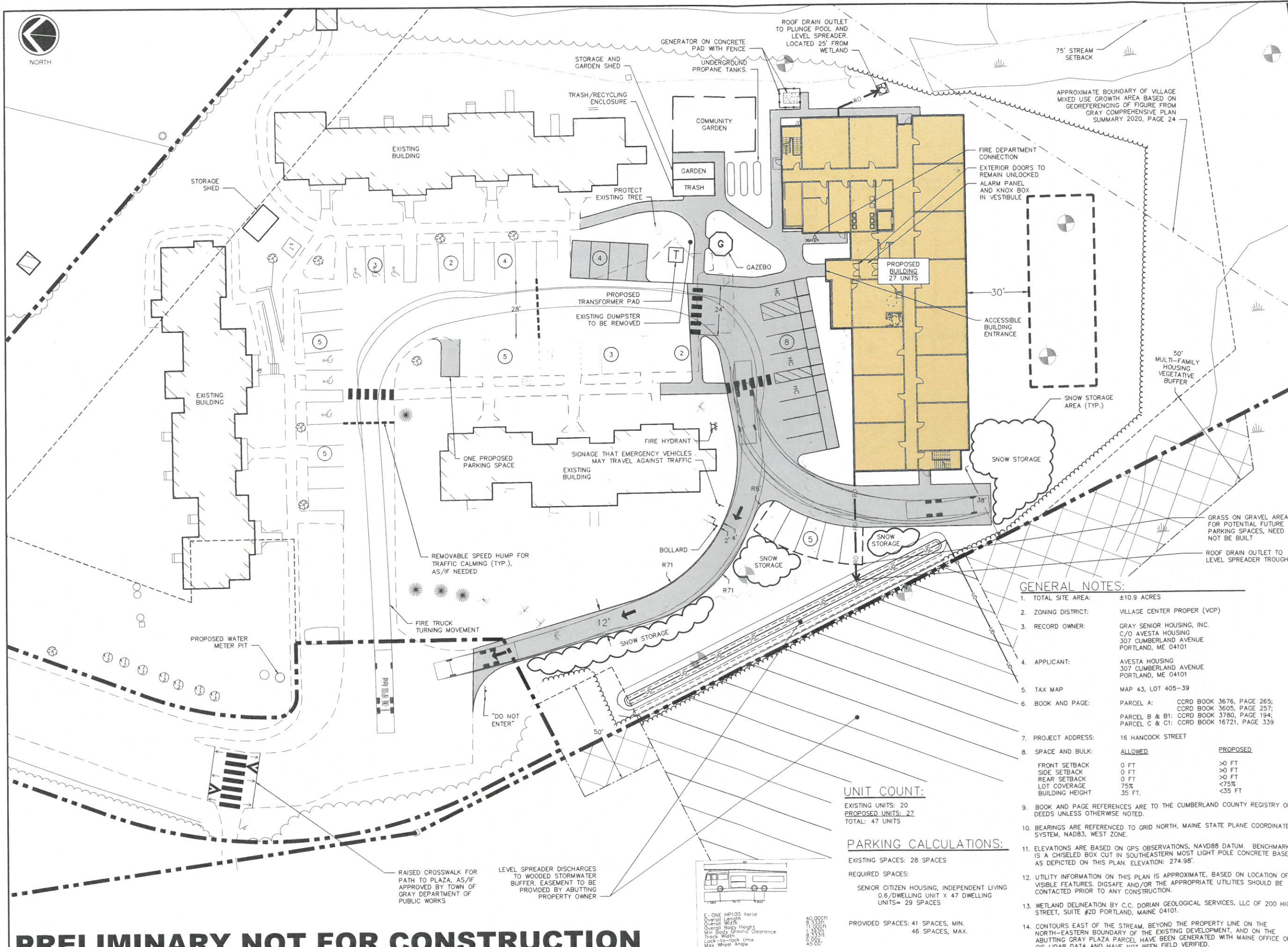
400 Commercial Street, Suite 404  
Portland, ME 04101  
Tel: (207) 772-2891  
Fax: (207) 772-3248  
www.ransomenv.com

**OVERALL SITE PLAN**

No.	Revision/Issue	Date
B	SKETCH PLAN	10/13/21
A	SKETCH PLAN	4/26/21


Design by:	ARF/DJV	Checked by:	JIM
Drawn by:	ARF/DJV	Approved by:	JIM
Project:	191.06051	Date:	DECEMBER 2019

Sheet No: **C1.1**



**AVESTA GRAY MEADOWVIEW**  
16 HANCOCK STREET  
GRAY, MAINE

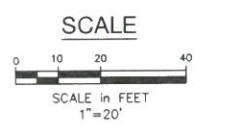
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Civil Engineer:  
  
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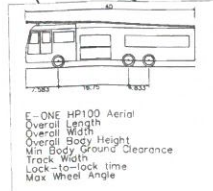


- GENERAL NOTES:**
- TOTAL SITE AREA: ±10.9 ACRES
  - ZONING DISTRICT: VILLAGE CENTER PROPER (VCP)
  - RECORD OWNER: GRAY SENIOR HOUSING, INC. C/O AVESTA HOUSING 307 CUMBERLAND AVENUE PORTLAND, ME 04101
  - APPLICANT: AVESTA HOUSING 307 CUMBERLAND AVENUE PORTLAND, ME 04101
  - TAX MAP: MAP 43, LOT 405-39
  - BOOK AND PAGE: PARCEL A: CCRD BOOK 3676, PAGE 265; CCRD BOOK 3605, PAGE 257; PARCEL B & B1: CCRD BOOK 3780, PAGE 194; PARCEL C & C1: CCRD BOOK 16721, PAGE 339
  - PROJECT ADDRESS: 16 HANCOCK STREET
  - SPACE AND BULK:
 

	ALLOWED	PROPOSED
FRONT SETBACK	0 FT	>0 FT
SIDE SETBACK	0 FT	>0 FT
REAR SETBACK	0 FT	>0 FT
LOT COVERAGE	75%	<75%
BUILDING HEIGHT	35 FT.	<35 FT
  - BOOK AND PAGE REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.
  - BEARINGS ARE REFERENCED TO GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, NAD83, WEST ZONE.
  - ELEVATIONS ARE BASED ON GPS OBSERVATIONS, NAVD88 DATUM. BENCHMARK IS A CHISELED BOX CUT IN SOUTHEASTERN MOST LIGHT POLE CONCRETE BASE, AS DEPICTED ON THIS PLAN. ELEVATION: 274.98'
  - UTILITY INFORMATION ON THIS PLAN IS APPROXIMATE, BASED ON LOCATION OF VISIBLE FEATURES. DIGSAFE AND/OR THE APPROPRIATE UTILITIES SHOULD BE CONTACTED PRIOR TO ANY CONSTRUCTION.
  - WETLAND DELINEATION BY C.C. DORIAN GEOLOGICAL SERVICES, LLC OF 200 HIGH STREET, SUITE #20 PORTLAND, MAINE 04101.
  - CONTOURS EAST OF THE STREAM, BEYOND THE PROPERTY LINE ON THE NORTH-EASTERN BOUNDARY OF THE EXISTING DEVELOPMENT, AND ON THE ABUTTING GRAY PLAZA PARCEL HAVE BEEN GENERATED WITH MAINE OFFICE OF GIS LIDAR DATA AND HAVE NOT BEEN FIELD VERIFIED.

**UNIT COUNT:**  
EXISTING UNITS: 20  
PROPOSED UNITS: 27  
TOTAL: 47 UNITS

**PARKING CALCULATIONS:**  
EXISTING SPACES: 28 SPACES  
REQUIRED SPACES:  
SENIOR CITIZEN HOUSING, INDEPENDENT LIVING  
0.6/DWELLING UNIT X 47 DWELLING UNITS= 29 SPACES  
PROVIDED SPACES: 41 SPACES, MIN.  
46 SPACES, MAX.



**PRELIMINARY NOT FOR CONSTRUCTION**

**RANSOM Consulting, LLC.**  
400 Commercial Street, Suite 404  
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Tel: (207) 772-2891  
Fax: (207) 772-3248  
www.ransomcnv.com

**SITE PLAN**

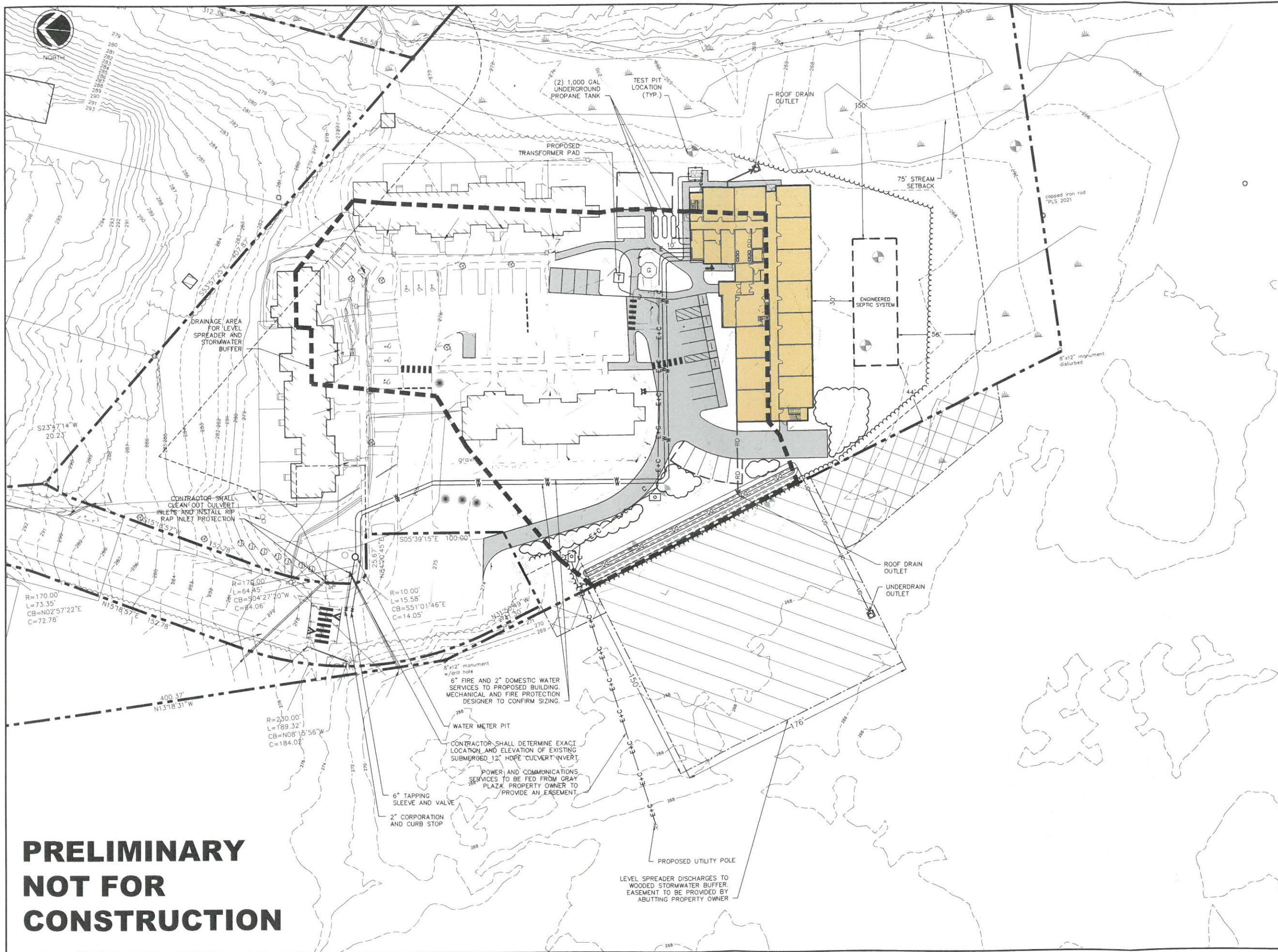
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A	SKETCH PLAN	4/26/21

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ARF/DJV	JIM

Drawn by:	Approved by:
ARF/DJV	JIM

Project:	Date:
191.06051	DECEMBER 2019

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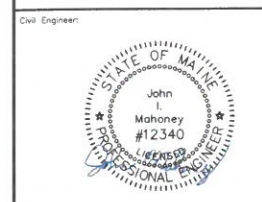


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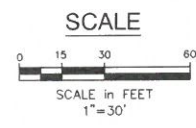


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**UTILITY PLAN**

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