

TOWN OF GRAY
PLANNING BOARD
AGENDA • MARCH 9, 2023

**Planning Board
Workshop**

Henry Pennell Municipal Complex
24 Main Street
Gray, ME 04039

6:00 PM

I. Call to Order

II. New Business

Review amended plans for the stormwater management and perimeter buffer strip (per 402.10.14 A) for the application by Avesta Housing, represented by Nate Howes of Avesta Housing, for a 26-unit multi-family 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 was originally conditionally approved in June 2022.

III. Adjournment

** 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.*



NORTH
N/F
Beehive Properties,
LLC
32071/336

N/F
Beehive Properties,
LLC
32071/336

N/F
Cynthia L. McFarland
17870/280

APPLICANT TO PROVIDE PUBLIC
ACCESS TRAIL EASEMENT TO THE
TOWN OF GRAY, SUBJECT TO SPECIFIC
TERMS, AND METES AND BOUNDS.

N/F
Gray Housing
Associates
7056/80

N/F
Jean S. Dunn
Lloyd A. Dunn
16721/339
(parcel 2)

ACCESS EASEMENT CONVEYED
BY APPLICANT TO THE
SELLER OF THE DUNN LAND
(SHOWN HATCHED)

BACKUP LOCATION FOR SEPTIC FIELD.
APPLICANT SHALL RECORD AN
EASEMENT OVER THIS AREA THAT
PROHIBITS THE CONSTRUCTION OF
BUILDINGS.

N/F
The Maine Narrow
Gauge Railroad and
Industrial Heritage
Trust, D/B/A Maine
Narrow Gauge
Railroad Company &
Museum
34755/58

N/F
Kelly A.
Jarvis
34200/185

N/F
Sharon M. Morey
Christopher J. Morey
35002/57

N/F
Daniel Morey
Marie C.
Morey
28774/214

N/F
Kody Bissonette
38997/68

N/F
Town of
Gray
3896/179

N/F
E.A.C., LLC
28459/343

PUBLIC ACCESS EASEMENT
CONVEYED FROM
APPLICANT TO TOWN
(SHOWN SHADED)

PROPOSED PERIMETER
BUFFER STRIP EASEMENT

PROPOSED POWER AND
COMMUNICATIONS UTILITY EASEMENT

NOTES

- 1) Book and Page references are to the Cumberland County Registry of Deeds unless otherwise noted.
- 2) Bearings are referenced to grid north, Maine State Plane Coordinate System, NAD83, West Zone.
- 3) 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.

EASEMENTS / ENCUMBRANCES

- 1) Property is subject to a utility easement conveyed to The Pine Tree Telephone or Telegraph Co. by Gray Plaza, Inc. recorded in Book 3798, Page 166.
- 2) Property is subject to a utility easement conveyed to Central Maine Power Company, Inc. by Gray Senior Housing, Inc. recorded in Book 3723, Page 1.

PLAN REFERENCES

- 1) Boundary Retracement Survey of the Gray Marketplace of the property located along State Routes 26 & 100 Gray, Maine for Daniel P. Craftley by Pioneer Surveying & Mapping Services, dated February 2009 and revised 11/23/09 & 02/02/2010 as recorded in Plan Book 211, Page 34.
- 2) Standard Boundary Survey Property Plan of Lot Configuration 20-24 Skillings Street-Gray, Maine Made for Richard & Patricia Barter 22 Hancock Street-Gray, Maine 04039 by John D. Palmiter, PLS 1057 dated November 12, 2008 as recorded in Plan Book 209, Page 167.
- 3) Plan of Property for Gray Housing Inc. in Gray, Maine by John D. Palmiter dated July 1974 as recorded in Plan Book 110, Page 9.
- 4) Plan of Property for Gray Plaza Inc. dated April, 1974 and revised through September 27, 1995 as recorded in Plan Book 197, Page 16.
- 5) Survey of Leroy Verrill Property in Gray, Maine by John D. Palmiter R.L.S. #1057 dated March 1981 as recorded in Plan Book 135, Page 21.
- 6) Boundary and Topographic Survey made for Ransom Consulting, Inc. by Owen Haskell, Inc. dated January 12, 2022.

OWNERS OF RECORD

- Gray Senior Housing, Inc: Book 3676, Page 265
and Book 3605, Page 257
- Kenneth H. Sawyer Book 3780, Page 194
- Jean S. Dunn and Lloyd A. Dunn
Book 16721, Page 339 and Book 36268, Page 178

LEGEND

- Monument - found
- Iron marker - found
- Property line (locus)
- - - Property line (abutter)
- - - Right of way line
- - - Easement line
- - - fence
- Stone wall
- Edge of pavement
- Edge of gravel
- Curb
- Sign
- ☆ Lamp or light pole
- Utility pole
- Guy wire
- Water valve
- Fire hydrant
- Overhead utility line
- Now or formerly of
- Dead reference (Book/Page)
- Tree line
- Shrubbery
- Deciduous tree
- Coniferous tree
- Existing building
- Concrete

**AVESTA GRAY
MEADOWVIEW II**

16 HANCOCK STREET
GRAY, MAINE

Prepared for:

AVESTA HOUSING
307 CUMBERLAND AVENUE
PORTLAND, MAINE, 04101



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

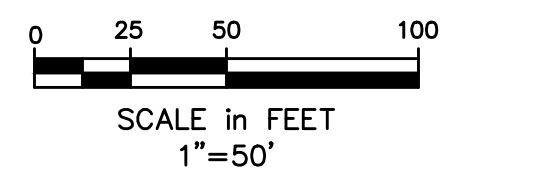
Structural/Mechanical:
ALLIED ENGINEERING, INC.
160 VERANDA STREET
PORTLAND, MAINE, 04103

Soil Scientist/Site Evaluator:
ALBERT FRICK ASSOCIATES, INC.
380B MAIN STREET
GORHAM, MAINE, 04038

Landscape Architect:
RASOR LANDSCAPE ARCHITECTURE
87 MAIN STREET
YARMOUTH, MAINE, 04096

Surveyor:
OWEN HASKELL, INC.
390 US ROUTE 1, UNIT 10
FALMOUTH, MAINE, 04105

SCALE



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

SUBDIVISION PLAN

No.	Revision/Issue	Date
B	PLANNING BOARD/DEP REVIEW	5/19/22
A	PERMITTING	1/28/22

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

TOWN OF GRAY PLANNING BOARD

CHAIRMAN _____
BOARD MEMBERS _____

DATE _____
"APPROVED: TOWN OF GRAY PLANNING BOARD"

STATE OF MAINE, CUMBERLAND, ss
REGISTRY OF DEEDS

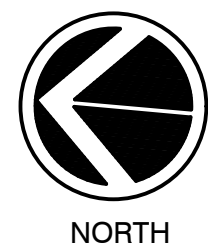
RECEIVED _____

AT _____ hr. _____ min. _____ m AND RECORDED

IN PLAN BOOK _____, PAGE _____

ATTEST: _____ REGISTER

FOR PERMITTING



NORTH

STORAGE SHED WITH VEGETATIVE SCREENING. PLANTINGS TO BE DETERMINED BY LANDSCAPE ARCHITECT.

APPROXIMATE BOUNDARY OF VILLAGE MIXED USE GROWTH AREA BASED ON GEOREFERENCING OF FIGURE FROM GRAY COMPREHENSIVE PLAN SUMMARY 2020, PAGE 24

GENERAL RURAL VILLAGE MIXED USE GROWTH

75' STREAM SETBACK

GENERATOR PAD WITH FENCE

STORAGE AND GARDEN SHED

COMMUNITY GARDEN

TRASH/RECYCLING ENCLOSURE
9'x9' TRANSFORMER WITH VEGETATIVE SCREENING. REFER TO SHEET L-1 FOR DETAILS

GARDEN

TRASH

PROTECT EXISTING TREE

5'-WDE WALKWAY (TYP.)

4' UTILITY WALKWAY IN PROXIMITY TO WETLAND
LARGE BOULDER (TYP.)
SEE DETAIL ON SHEET C2.2

ACCESSIBLE BUILDING ENTRANCE
GAZBBO

PROPOSED BUILDING #4
(26 UNITS)
FFE 274.50

VAN ACCESSIBLE PARKING SPACE SIGN

BOLLARD, TYP.
ACCESSIBLE PARKING SPACE SIGN

SLIPFORM CONCRETE CURBUNG, TYP.

NO PARKING
EMERGENCY ACCESS DRIVE

STONE DUST PATH TO ACCESS PUMP STATION. REFER TO UTILITY PLAN ON SHEET C1.4

SNOW STORAGE AREA (TYP.)

50' MULTI-FAMILY HOUSING PERIMETER BUFFER STRIP

REMOVEABLE SPEED HUMP FOR TRAFFIC CALMING (TYP.)

ADA COMPLIANT CURB RAMP, TYP.

CURB TIPDOWN, TYP.

DETECTABLE WARNING SURFACE (TYP.)
BUILDING #1

ONE PROPOSED PARKING SPACE

BUILDING #3

VEGETATED ISLAND

"DO NOT ENTER" "STOP" W/ 12" SL

NO PARKING
EMERGENCY ACCESS DRIVE

MAINTAIN MIN. SETBACKS BETWEEN ACCESS AND STRUCTURES LISTED BELOW
BOLLARD: 2'
EXISTING SEPTIC TANK: 4'

VEHICLE OVERHANG (TYP.)

TIRE TRACKING PATH (TYP.)

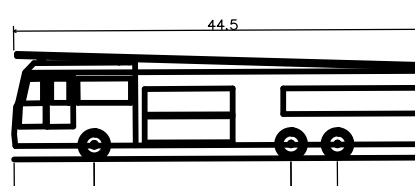
SNOW STORAGE

GRASS ON GRAVEL AREA FOR POTENTIAL FUTURE PARKING SPACES, NEED NOT BE BUILT

APPLICANT TO INSTALL NEW 5' WIDE SIDEWALK FROM THIS POINT TO THE INTERSECTION OF HANCOCK STREET. FINAL DESIGN/ALIGNMENT WILL BE BASED ON AN ONSITE MEETING WITH TOWN STAFF, THE APPLICANT AND THE GRAY WATER DISTRICT.

SAWCUT, TYP.

PICK UP AND DROP OFF ACCESS FOR BUILDING #4 MEADOWVIEW II



E-ONE HP100 Aerial GRAY FD
Overall Length 44.500ft
Overall Width 8.333ft
Overall Body Height 8.333ft
Min Body Ground Clearance 1.000ft
Track Width 8.333ft
Lock-to-lock time 6.965s
Max Wheel Angle 45.00°

44.500ft
8.333ft
8.333ft
1.000ft
8.333ft
6.965s
45.00°

R=230.00'
L=189.32'
CB=N08°15'56"W
CB=184.02'



FOR PERMITTING

GENERAL NOTES:

- TOTAL SITE AREA: ±15.5 ACRES
- ZONING DISTRICT: VILLAGE CENTER (VC)
- RECORD OWNER: GRAY SENIOR HOUSING, INC. C/O AVESTA HOUSING 307 CUMBERLAND AVENUE PORTLAND, ME 04101
- APPLICANT: AVESTA HOUSING DEVELOPMENT CORPORATION 307 CUMBERLAND AVENUE PORTLAND, ME 04101
- TAX MAP: MAP 43, LOT 405-39; MAP 44, LOT 405-43
- 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.
- RESULTS OF NITRATE-NITROGEN MODELING PERFORMED FOR THE PROPOSED SEPTIC SYSTEM INDICATE THAT NITRATE-NITROGEN CONCENTRATIONS AT THE NEAREST DOWNGRADE PROPERTY LINE, 43 FEET FROM THE DISPOSAL FIELD EDGE, ARE ANTICIPATED TO BE 5.25 MILLIGRAMS PER LITER.

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.
45 SPACES, MAX.

AVESTA GRAY MEADOWVIEW II

16 HANCOCK STREET
GRAY, MAINE

Prepared for:

AVESTA HOUSING
307 CUMBERLAND AVENUE
PORTLAND, MAINE, 04101

Civil Engineer: STAMP

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

MAUREEN P. MCGLONE, PE #7705
RANSOM CONSULTING, LLC
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

Soil Scientist/Site Evaluator:

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

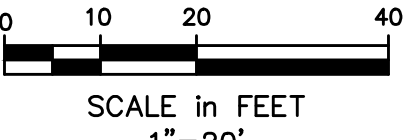
Landscape Architect:

RASOR LANDSCAPE ARCHITECTURE
87 MAIN STREET
YARMOUTH, MAINE, 04096

Surveyor:

OWEN HASKELL, INC.
390 US ROUTE 1, UNIT 10
FALMOUTH, MAINE, 04105

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SITE PLAN

B	PLANNING BOARD/DEP REVIEW	5/19/22
A	PERMITTING	1/28/22

No.	Revision/Issue	Date

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

Sheet No: C1.2