



TOWN OF GRAY
PLANNING BOARD
AGENDA • MARCH 10, 2022

Planning Board
Regular Meeting

Via Zoom videoconferencing:
<https://us06web.zoom.us/j/89166890749>

7:00 PM

I. MEETING COMMENCES

- Roll Call
- Elevate alternate member into voting role

II. MINUTES APPROVAL

- a. Minutes of February 10, 2022 Planning Board meeting

III. INFORMATION EXCHANGE

IV. NEW BUSINESS

- a. Avesta Meadowview II updates

V. PUBLIC HEARINGS

a. **Public Hearing**

The Town of Gray, Maine is proposing amendments to both the Zoning Ordinance (Chapter 402) and the Subdivision Ordinance (Chapter 401). The proposed amendments to section 401.13.18 include specifically exempting Multi-Family Developments in the Village Center (VC) and Village Center Proper (VCP) Zoning Districts from being required to meet Net Residential Area/Density standards. Proposed amendments to section 402.10.14.E include increasing the maximum number of attached dwelling units per Multi-Family structure from 6 to 30 in VC/VCP Zoning Districts.

VI. 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.*

Town of Gray Planning Board
Regular Meeting of February 10, 2022, 7 p.m.
Conducted virtually via Zoom videoconferencing

I. MEETING COMMENCED AT 7 p.m.

This meeting took place virtually.

a. Roll Call

Dan Cobb, Planning Board chair- Present
Tamara Lee Pinard, Planning Board member - Present
Kiersten Scarpati, Planning Board member— Present, joined at 7:05
Andrew Watson, Planning Board alternate— Absent, unexcused
Manny Archibald, Planning Board alternate – Present

Doug Webster, Community Development Director- Present
Kristen Muszynski, Community Planner – Present
Dan Maguire, Council liaison – Present

Members of the public in attendance, per “Zoom” names:

Ted MacDonald, Nancy, Nate Howes, David Vitali, Todd Rothstein, Rebecca Hatfield, John Mahoney, Anne Gass, Nate Rudy, Griffin Bourassa, Cyndie Rogers.

b. Elevate an alternate member into the vacant full member seat.

Motion to appoint Manny Archibald as a voting member for this February 10, 2022 meeting.

RESULT:
MOVER:
SECONDER:
AYES:

APPROVED [UNANIMOUS]
Tamara Lee Pinard, Board Member
Dan Cobb, Board Member
Pinard, Cobb

II. MINUTES APPROVAL

a. Approve the Planning Board meeting minutes of January 13, 2022.

Motion to approve the Planning Board meeting minutes of Jan. 13, 2022, as written.

RESULT:
MOVER:
SECONDER:
AYES:

APPROVED [UNANIMOUS]
Tamara Lee Pinard, Board Member
Manny Archibald, Board Member
Pinard, Cobb, Archibald

III. INFORMATION EXCHANGE

a. **Community Development Block Grant application**

Kristen Muszynski updated the board on the pending CDBG application for an extension of the Village Area Loop Trail onto the Gateway parcel. A decision is expected in May and the plan could come before the board.

b. **Contract Zone Application update**

Kristen informed the board that the Crystal Lake Estates CZA proposal for a 55+ housing development was reviewed by staff, per the town's contract zone policy, and found to be in conflict with town goals, so it was not forwarded to the town council for consideration. She advised that the applicant may submit a revised proposal that could go before the council and could be sent along to the PB for review, but for now there is no action.

c. **Cambell Shores/Jenny Drive subdivision staff site visit**

Kristen informed the board that staff had met with the applicant on site to discuss the driveway siting and they would be returning to the board at a later date once their survey and updated plan is complete.

Dan Cobb asked about the driveway locations and Kristen advised that the PW director is amenable to having more than one driveway cut, given the proposed locations and the nature of the road.

IV. NEW BUSINESS

None

V. PUBLIC HEARINGS

a. **Self-storage use zoning ordinance amendments**

Kristen advised that this change is proposed in response to the two self-storage proposals before the board, to address the prohibition on multiple buildings, and that it would also bar outdoor storage as part of this use.

Doug Webster shared the context of this issue and noted that the hearing is open to public as part of the statutory requirement for a zoning change.

Dan Maguire noted that there was no public comment on the ordinance changes at the town council's first public hearing on this ordinance change.

Dan Cobb opened the public hearing at 7:10, Seeing none, he closed the public comment portion. He asked if there was input from PB members. Seeing none, he moved onto the second public hearing.

b. Self-storage use 180-day moratorium

Kristen advised that the moratorium is intended to give the town council time to consider any further changes to the ordinance to address concerns with this use, and to approve design standards, and that does not apply to the two pending projects.

Dan Cobb opened the hearing for the moratorium at 7:12 p.m. Hearing none, he asked for PB comments. Seeing none, he closed the public hearing and moved on the third public hearing.

c. Avesta Housing 27-unit senior housing development

A request by Avesta Housing Development Corporation, Avesta Meadowview II LP and Gray Senior Housing, Inc., represented by Nathaniel Howes of Avesta Housing and John Mahoney of Ransom Surveying, for site plan, conditional use and subdivision review of 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 as well as multi-family housing standards and village design standards.

Dan read the agenda item for the proposed Avesta II project. Dan asked if the applicant was present. Nate Howes indicated he was present. Dan asked Nate to provide an overview of the project and asked Nate to highlight changes since the last workshop.

Nate H. outlined his past experience with affordable housing. He touched upon the various elements that are associated with providing affordable housing. Nate gave a general overview of Avesta's mission to develop affordable housing- presents challenges in funding structures and very few towns where can find municipal tax relief. He noted they are not requesting tax relief here, only requesting ability to exceed multi-family limits. He further stated: Single story garden-style apartments create sprawl and increase footprint. Avesta needs a willing municipal partner. Fall of 2020 – new comp plan that puts project within growth area and encourages PB to facilitate development of much needed affordable housing. Site and design will enhance existing resident community and be safe. Proposal has evolved and responded to specific requests.

John Mahoney shared his screen showing a rendering of the proposed multi-family structure. Nate stated that their proposal is in line with the currently adopted Comp Plan. They are committed to provided this much needed housing for those who currently are in need of housing.

John shared screen to show slides, with future land use map and Google Earth view of site, showing wooded surrounding and proximity to library, plaza. Reviewed proposal for new building, fire access road, parking. Showed how the development is within the village mixed use growth area and will preserve large tract of woodlands.

He noted that there are three existing buildings, and they are proposing to add a fourth building. The proposed plan would retain 11.5 acres of open space. If they were capped at 6 units, they would need 7 buildings. This would result in much more infrastructure and clearing of existing trees.

John shared an excerpt from the Comp Plan that was approved by residents 4-1. The Plan's top priorities are efficient movement of people and cars together with more dense residential development in the village and growth area. They are investing in the village as desired in the Comp Plan. They are also trying to minimize/prevent sprawl with the one building.

Regarding traffic, John noted that concentrating the DU's in the one structure will help minimize. He addressed the Comp Plan goal of having public trails that connect with one another. He noted the Comp Plan containing notes regarding lack of affordable housing.

John provided a plan of the proposed project. They will be re-using the existing parking lot and adding to it. They met on site with PS to discuss access to the site. PS was OK with one-way traffic on the proposed new accessway. He noted that Rick Licht comment regarding the direction of traffic flow to benefit dropping off/picking up residents to the new building. He noted that they will be memorializing the OS component on the plans.

They are creating a quad-style with the existing/proposed buildings. They will be providing a pedestrian easement for the VALT trail. The front of the building will be ADA compliant. The utility plan shows the wooded stormwater buffer which will be permanently preserved via an easement with an easement from the owner of Gray Plaza. Power/utilities will be coming from the Plaza. They will be using public water and will be sprinkled. They have a disposal field at the rear (south) of the building that the State will be reviewing. The final approval of the disposal field will be from the Town's LPI. There is a mounding analysis as part of the review of the disposal field.

Regarding parking, the Town's ordinance requires .6 spaces per DU. They are providing .87 per DU which is above the town requirement. John provided a table showing parking for other similar facilities. He believes there is sufficient parking, and they have 4 additional spaces on the plan if needed.

7-33: Dan Cobb thanked John for the overview. He referred to the planner's memo and the updates since the last workshop; the buffer, etc. The memo has been divided into sections that summarize town staff comments and comments from the consulting engineer. The assumption is that these technical elements will be worked through between the applicant and the town staff/engineer.

Dan asked the PB input on the staff comments and G-P. John indicated that they are working on working through the various technical items as well as with PS & PW items.

7-37: Dan opened the public hearing for input from residents. Anne Gass indicated that although she is on the TC she is speaking as a private resident. She has 30+ years of experience with affordable housing. Housing is a very real challenge at the current time. This is exasperated for lower income individuals and families. This is a real need for Gray and for Maine. The Comp Plan directs growth towards the village. The town center is an ideal place for new residential DU's. She supports the proposed project. The proposed location is almost ideal for new housing. She believes that Avesta is an appropriate organization for the project given her experience with working with them.

Dan Maguire asked if there was a waiting list for the apartments. Dan asked the applicant to track the questions and answer them all at once.

Nate Rudy, TM, echoed Councilor Gass' comments regarding the need for affordable housing. Avesta is a reputable entity to build the project. He pointed out that the PB has the ability to provide input to the TC should they choose to do so.

Ted MacDonald stated that he has been involved with similar projects. He wrote a letter in support of the project. He served on the board three years ago that began the discussions to expand the number of units. He pointed out that this project is so uniquely located that it is appropriate to grant the waiver for the number of units. He noted the objections from some present Avesta residents but noted the provisions of the Comp Plan and that this project is in line with the Plan. He urged the PB to move the approval forward.

Dan Cobb noted that he did forward Mr. MacDonald's letter to the balance of the PB. Dan asked for any additional public comment. Seeing none, he closed the public hearing at 7:52 p.m. He noted that several letters were received from current Avesta residents as well as from Rick Licht. He then asked the applicant to respond to the question regarding the waiting list.

Rebeca Hatfield, senior VP of real estate for Avesta, indicated that they have a 200+ person waiting list so there is a great demand. She indicated that they advertise in many locations. In many instances, many residents are from the Town where their apartments are located or have connections with those that live in town.

Dan asked if PB members have any questions to the information so far in the meeting. Tamara noted that many of the letters noted the importance of snow storage. Dan asked John M. to respond. John M. showed the aerial photo and the plans showing the snow storage. They intend to push the snow to the far end of the FD access on the side of the building. Some would depend on the plowing contractor. John noted the various overflow parking areas. Nate H. pointed out that they have tighter locations in other municipalities that they are able to address the snow plowing and parking needs.

Dan asked the PB for any concerns with the recommended changes to the plan per the memo. Dan went through the recommended changes on page 10 of the memo. Dan indicated that he

supports the changes. Tamara, Manny, and Kiersten agreed that the changes should be incorporated.

Dan commented on the circulation aspect. He recalled the site walk and the discussion regarding one-way vs. two-way traffic. He noted the resident concerns routing traffic through the existing parking lot. He requested a peer review of the traffic circulation. Dan asked if PB members wanted a site walk before voting on the application. Kiersten, Manny, and Tamara all indicated that they do not need a site walk.

Dan C. wanted consideration of two-way in/out for the new accessway. He would like to see a peer review for this component. Nate H. indicated that they could ensure that this happens. Manny reiterated the comment from Rick L. re the circulation together with the comments from residents. Nate H. indicated that they were hesitant to widen the accessway due to existing septic system components and not turning the back yard of the existing building into having traffic on both sides.

Dan raised the village design standards question per the memo. John brought up the rendering on screen-share depicting the building. Dan noted that the rendering does not match the footprint in the plan view. Dan noted that the landscaping plan is not as substantial as the rendering. John M. indicated that after the image was created, they added some additional site elements including a trash room on the east side of the building.

Dan asked the PB for input on the village design standard elements. Kristen and Doug weighed in that the project seemed to meet the VC design standards. Tamara indicated that she supports additional buffering as has been indicated in the memo. Dan would like to see better aesthetics for the trash area.

Dan asked if the PB members supported the staff position that the 50' buffer requirement is met via the easement. Tamara, Kiersten, Manny all supported this position.

Dan asked for PB input on adding evergreen screening on the northeast side of the site. The transformer location was discussed by John M. They wanted to preserve the existing tree. CMP requires a 10' minimum to a road to be able to set the transformer. John asked for PB input on the proposed location. Nate H. pointed out that the residents wanted to save the tree. Dan asked about switching the gazebo and the transformer.

John pointed out that they are trying to balance many elements including the location of the utility room in the building. Manny advocated moving it away a few feet for screening. Tamara and Kiersten agreed. There was consensus that adding evergreens on the northeast portion of the site would be beneficial.

Dan asked PB members about the pedestrian access/amenities including crosswalks, etc. Tamara would like these considered as part of the traffic flow and combining with pedestrian access. Nate H. indicated they will add this to the peer review of the traffic.

Dan asked for staff input on the updates for the multi-family provision in the zoning ordinance.

Dan outlined the conditional use aspect. He indicated that he would like to see the peer review for the traffic/pedestrian before voting on the CU. He advocates that the vote be held up until we have the peer review completed.

Dan said the applicant and others have made a great argument for why the project is good and meets comprehensive plan, but the PB needs is first charged with interpreting and applying ordinances; different sometimes from what's right and what's good. Board is not able to consider some of those aspects in its decision making. The density is a really big jump. Board needs to be able to defend processes for future applications.

Dan then outlined his thoughts on the waivers. He understands there are many elements to consider for the waiver. He understands the input from the Comp Plan but there are also the components in the current ordinances. If we believe waiver is not within our power, we can express support for the project and direct them to the council to work through the ordinance change.

Tamara raised point raised earlier that the PB can provide input to the TC regarding ordinances. There is the Comp Plan policy but there are the ordinances also on the books. Dan would like to see the policy issue get addressed. Dan suggested it may be appropriate for the TC to consider an ordinance change.

Dan Maguire pointed out that the TC is aware of this pending application and the OAC is in the process of trying to map out how to transition from the current zoning to the FLU.

Dan Cobb read through the 7x CU criteria in 402.9.3. Dan also read through the waiver criteria and procedures.

Kristen advised that the applicant has made its case for the conditional use and the waiver in the application packet.

Dan asked for any further comments from the PB and applicants. Tamara pointed out the NRA/NRD would affect the number of units for the waiver.

Nate Howes thanked the board for their time and advised they will connect with staff and will be in touch with traffic and engineering reports, probably to return at the March meeting.

Dan clarified that the peer review would look at the site with regards to traffic and pedestrian circulation for the project. It would include cross walks, locations, etc. Nate H. tried to clarify to traffic flow, clearances, turn radii, for vehicles and pedestrians.

Dan would prefer to see the town undertake the peer review. Doug clarified.

Manny commented that the peer review seems to be warranted especially given the comments from the residents regarding safety, traffic, walkability.

VI. ADJOURNMENT

Motion to adjourn at 8:54 p.m.

RESULT:

MOVER:

SECONDER:

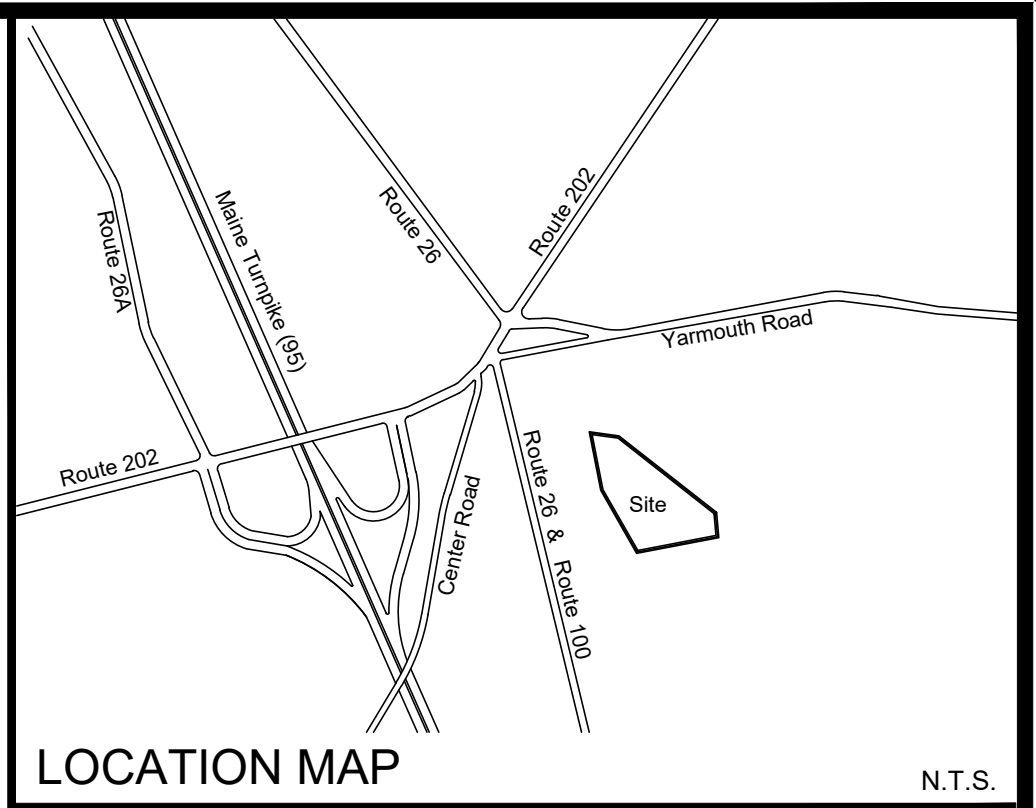
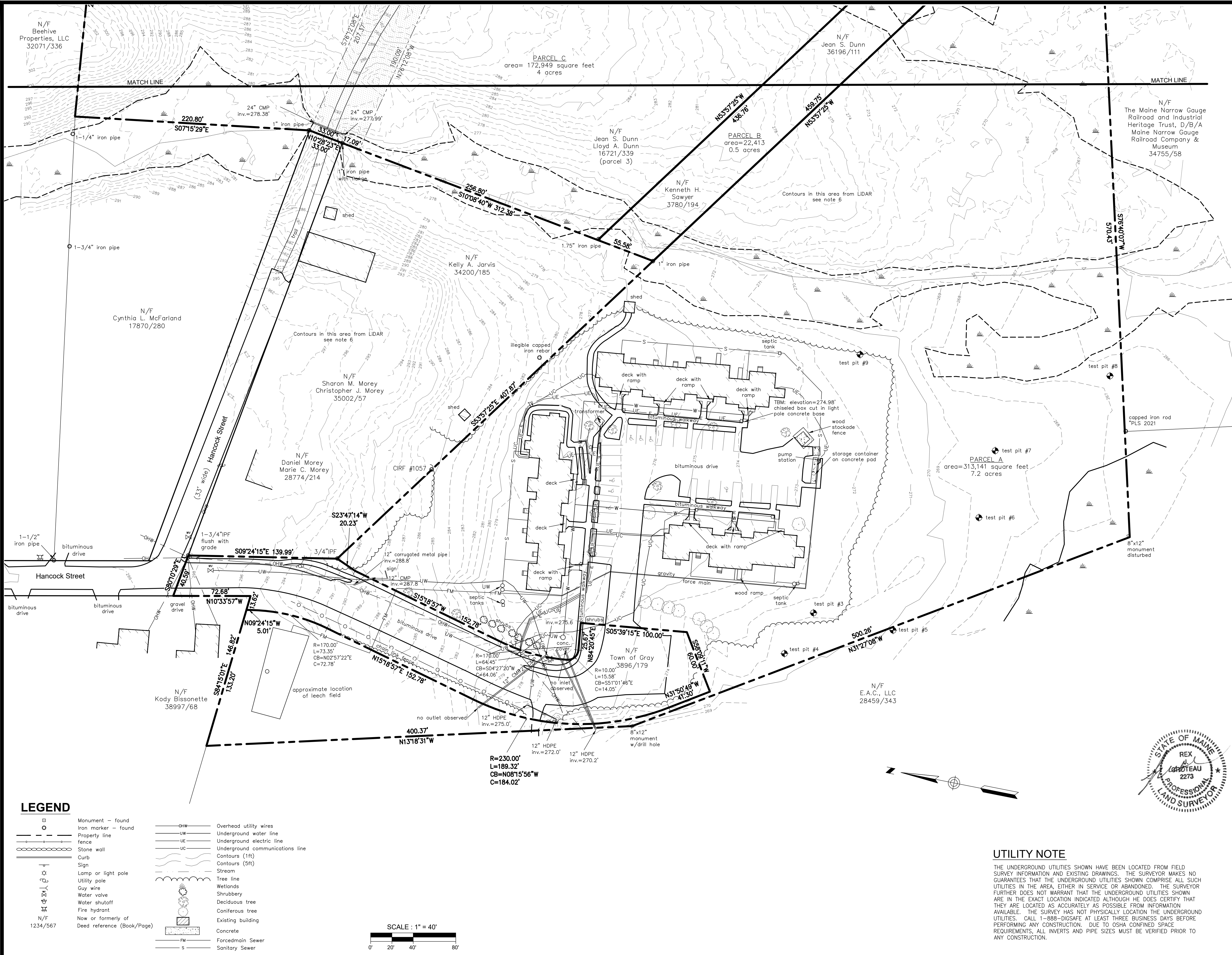
AYES:

APPROVED [UNANIMOUS]

Tamara Lee Pinard, Board Member

Manny Archibald, Board Member

Pinard, Archibald, Cobb, Scarpati



- PLAN REFERENCES**
- BOUNDARY RETRACEMENT SURVEY OF THE GRAY MARKETPLACE OF THE PROPERTY LOCATED ALONG STATE ROUTES 26 & 100 GRAY, MAINE FOR DANIEL P. CRAFFEY BY PIONEER SURVEYING & MAPPING SERVICES, DATED FEBRUARY 2009 AND REVISED 11/23/09 & 02/02/2010 AS RECORDED IN PLAN BOOK 211, PAGE 34.
 - 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.
 - 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.
 - PLAN OF PROPERTY FOR GRAY PLAZA INC. DATED APRIL, 1974 AND REVISED THROUGH SEPTEMBER 27, 1995 AS RECORDED IN PLAN BOOK 197, PAGE 16.
 - 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.
 - BOUNDARY AND TOPOGRAPHIC SURVEY OF MEADOWVIEW, 16 HANCOCK STREET, GRAY, MAINE MADE FOR RANSOM CONSULTING, INC. JULY 19, 2019 BY TITCOMB ASSOCIATES.

- GENERAL NOTES**
- OWNERS OF RECORD:
 PARCEL A - GRAY SENIOR HOUSING, INC. C.C.R.D. BOOK 3676, PAGE 265 AND BOOK 3605, PAGE 257
 PARCEL B & B1 - JEAN S. DUNN C.C.R.D. BOOK 36196, PAGE 111
 PARCEL C AND C1 - JEAN S. DUNN AND LLOYD A. DUNN C.C.R.D. BOOK 16721, PAGE 339
 - BEARINGS ARE REFERENCED TO GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83.
 - 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 IN THIS AREA HAVE BEEN GENERATED WITH MAINE OFFICE OF GIS LIDAR DATA AND HAVE NOT BEEN FIELD VERIFIED.
 - SANITARY SEWER LINE LOCATIONS ARE APPROXIMATE BASED ON DESIGN PLANS AND HAVE NOT BEEN FIELD VERIFIED.

- EASEMENTS / ENCUMBRANCES**
- PROPERTY IS SUBJECT TO A UTILITY EASEMENT CONVEYED TO THE PINE TREE TELEPHONE AND TELEGRAPH CO. BY GRAY PLAZA, INC. RECORDED IN BOOK 3798, PAGE 166.
 - 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.

CERTIFICATE
 OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

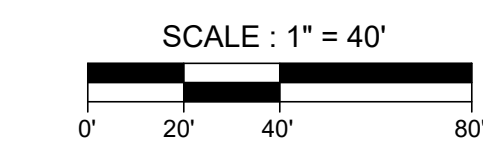
REN J. CROTEAU, PLS #2273
 DATE _____

Boundary & Topographic Survey
 Of
Meadowview
 16 Hancock Street, Gray, Maine
 Made for
Ransom Consulting, LLC
 400 Commercial St., Ste 404, Portland, Maine

OWEN HASKELL, INC.
 PROFESSIONAL LAND SURVEYORS
 390 US ROUTE 1, UNIT 10, FALMOUTH, ME 04105 TEL. 207-774-0424
 DRAWN BY: RJC/JLW DATE: JAN. 12, 2022 JOB NO. 2022-006 GR
 CHECKED BY: RJC SCALE: 1" = 40' DRWG. NO. 1

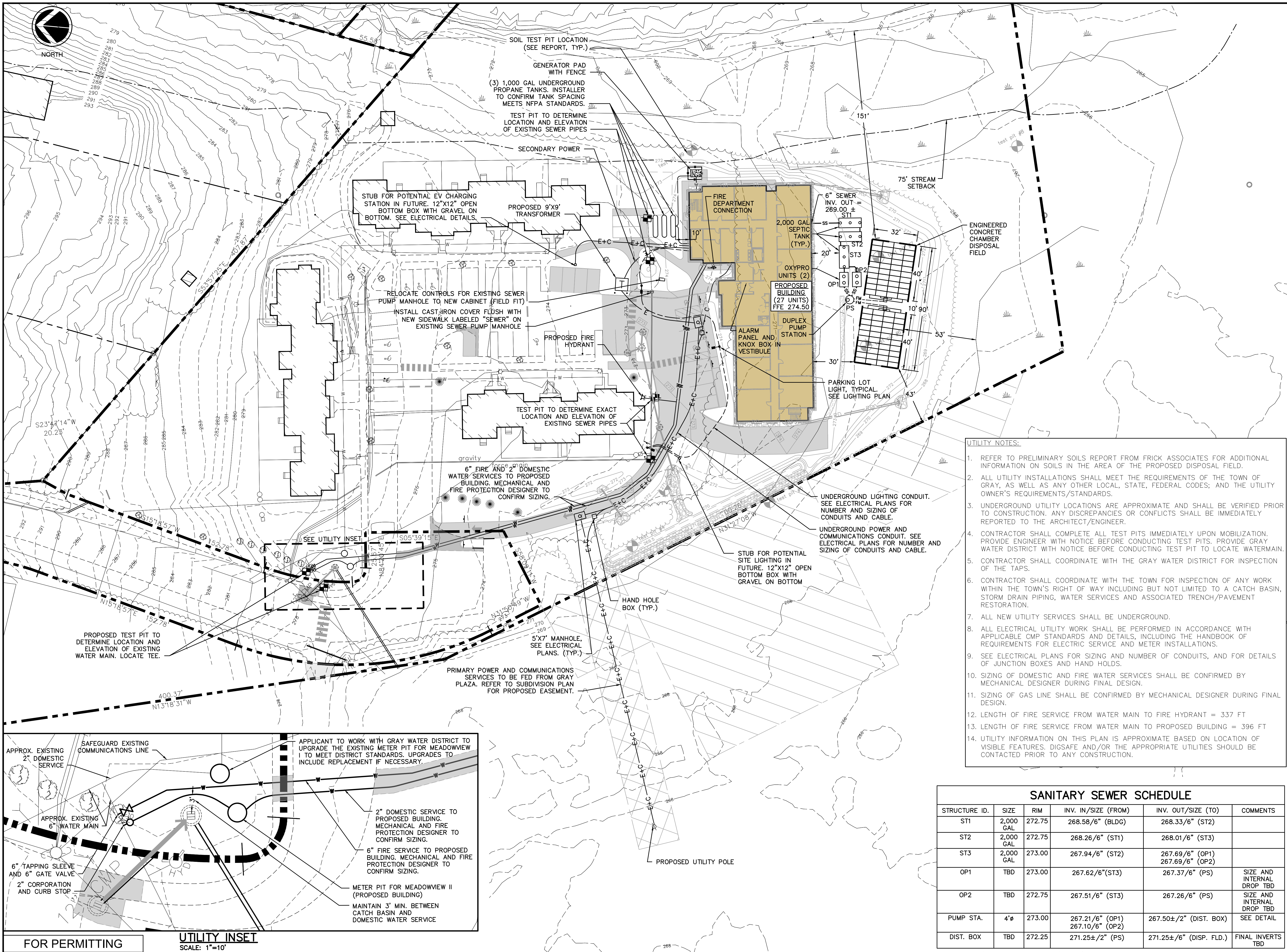
LEGEND

□	Monument - found	— OHW —	Overhead utility wires
○	Iron marker - found	— UW —	Underground water line
---	Property line	— UE —	Underground electric line
---	fence	— UC —	Underground communications line
⊘	Stone wall	~	Contours (1ft)
---	Curb	~	Contours (5ft)
+	Sign	~	Stream
⊙	Lamp or light pole	~	Tree line
⊙	Utility pole	~	Wetlands
⊙	Guy wire	~	Shrubbery
⊙	Water valve	~	Deciduous tree
⊙	Water shutoff	~	Coniferous tree
⊙	Fire hydrant	~	Existing building
N/F	Now or formerly of	~	Concrete
1234/567	Deed reference (Book/Page)	— FM —	Forcedmain Sewer
		— S —	Sanitary Sewer



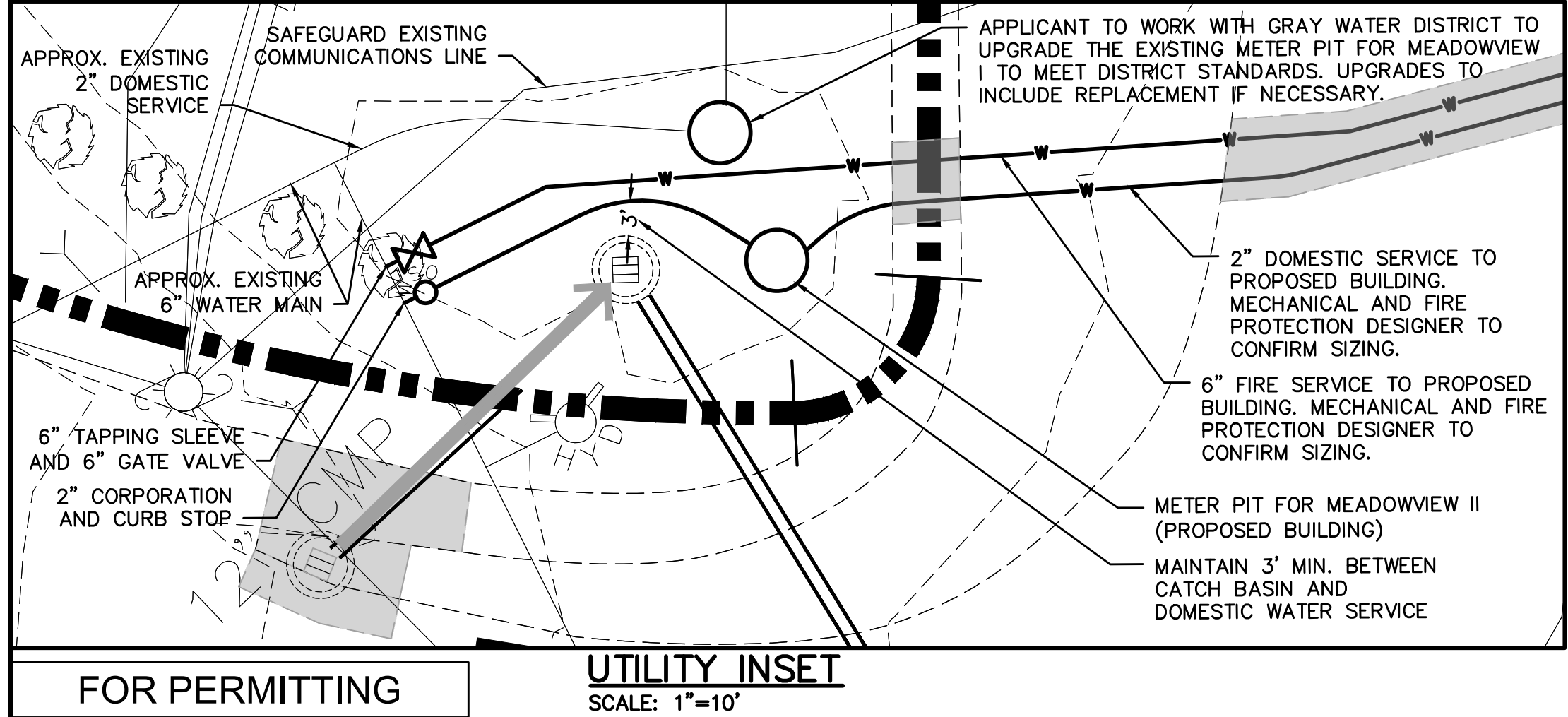
UTILITY NOTE
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.





- UTILITY NOTES:**
- REFER TO PRELIMINARY SOILS REPORT FROM FRICK ASSOCIATES FOR ADDITIONAL INFORMATION ON SOILS IN THE AREA OF THE PROPOSED DISPOSAL FIELD.
 - ALL UTILITY INSTALLATIONS SHALL MEET THE REQUIREMENTS OF THE TOWN OF GRAY, AS WELL AS ANY OTHER LOCAL, STATE, FEDERAL CODES; AND THE UTILITY OWNER'S REQUIREMENTS/STANDARDS.
 - UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION. ANY DISCREPANCIES OR CONFLICTS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT/ENGINEER.
 - CONTRACTOR SHALL COMPLETE ALL TEST PITS IMMEDIATELY UPON MOBILIZATION. PROVIDE ENGINEER WITH NOTICE BEFORE CONDUCTING TEST PITS. PROVIDE GRAY WATER DISTRICT WITH NOTICE BEFORE CONDUCTING TEST PIT TO LOCATE WATERMAIN.
 - CONTRACTOR SHALL COORDINATE WITH THE GRAY WATER DISTRICT FOR INSPECTION OF THE TAPS.
 - CONTRACTOR SHALL COORDINATE WITH THE TOWN FOR INSPECTION OF ANY WORK WITHIN THE TOWN'S RIGHT OF WAY INCLUDING BUT NOT LIMITED TO A CATCH BASIN, STORM DRAIN PIPING, WATER SERVICES AND ASSOCIATED TRENCH/PAVEMENT RESTORATION.
 - ALL NEW UTILITY SERVICES SHALL BE UNDERGROUND.
 - ALL ELECTRICAL UTILITY WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CMP STANDARDS AND DETAILS, INCLUDING THE HANDBOOK OF REQUIREMENTS FOR ELECTRIC SERVICE AND METER INSTALLATIONS.
 - SEE ELECTRICAL PLANS FOR SIZING AND NUMBER OF CONDUITS, AND FOR DETAILS OF JUNCTION BOXES AND HAND HOLDS.
 - SIZING OF DOMESTIC AND FIRE WATER SERVICES SHALL BE CONFIRMED BY MECHANICAL DESIGNER DURING FINAL DESIGN.
 - SIZING OF GAS LINE SHALL BE CONFIRMED BY MECHANICAL DESIGNER DURING FINAL DESIGN.
 - LENGTH OF FIRE SERVICE FROM WATER MAIN TO FIRE HYDRANT = 337 FT
 - LENGTH OF FIRE SERVICE FROM WATER MAIN TO PROPOSED BUILDING = 396 FT
 - 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.

SANITARY SEWER SCHEDULE					
STRUCTURE ID.	SIZE	RIM	INV. IN/SIZE (FROM)	INV. OUT/SIZE (TO)	COMMENTS
ST1	2,000 GAL	272.75	268.58/6" (BLDG)	268.33/6" (ST2)	
ST2	2,000 GAL	272.75	268.26/6" (ST1)	268.01/6" (ST3)	
ST3	2,000 GAL	273.00	267.94/6" (ST2)	267.69/6" (OP1) 267.69/6" (OP2)	
OP1	TBD	273.00	267.62/6"(ST3)	267.37/6" (PS)	SIZE AND INTERNAL DROP TBD
OP2	TBD	272.75	267.51/6" (ST3)	267.26/6" (PS)	SIZE AND INTERNAL DROP TBD
PUMP STA.	4"ø	273.00	267.21/6" (OP1) 267.10/6" (OP2)	267.50±/2" (DIST. BOX)	SEE DETAIL
DIST. BOX	TBD	272.25	271.25±/2" (PS)	271.25±/6" (DISP. FLD.)	FINAL INVERTS TBD



AVESTA GRAY MEADOWVIEW II
16 HANCOCK STREET
GRAY, MAINE

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

Civil Engineer:

John I. Mahoney
#12340
LICENSED PROFESSIONAL ENGINEER

JOHN I. MAHONEY, PE #12340
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

SCALE
0 15 30 60
SCALE in FEET
1"=30'

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

UTILITY PLAN

A	PERMITTING	1/28/22
No.	Revision/Issue	Date
Design by:	DJV	Checked by: MPM
Drawn by:	DJV	Approved by: JIM
Project:	191.06051	Date: DECEMBER 2019
Sheet No:	C1.4	

MEMO

February 16, 2022

FROM: Community Development Staff

TO: Town Council,
Town Manager Nate Rudy

RE: Transfer of roadway property on Hancock Street

ENC: Site plan maps showing road parcel and infrastructure

In reviewing the pending application for additional senior housing units on the Avesta/Gray Senior Housing site, the Community Development Department staff and Public Works staff are proposing that the Town transfer ownership of the associated roadway to the developer.

This section of road extends straight from the point where Hancock Street curves, and continues downhill to the parking lot access of the Meadowview development. It is a separate parcel of land, containing only this section of roadway, and is located within the boundaries of the Meadowview lot. (See highlighted area of attached PDF, page 2. The roadway parcel is in yellow; the Gray Senior Housing property line around the roadway is in blue.)

In 1976, when Gray Senior Housing constructed the Meadowview senior apartments at the end of Hancock Street, the property owners sold the ownership of the access roadway to the Town of Gray. The deed shows the parcel was transferred to the town and accepted as a town road, at the cost of “one dollar and other valuable considerations.”

Staff have determined that this roadway practically functions as a driveway, per the subdivision ordinance, as it serves only one lot: A driveway, per the ordinance, is “a vehicular accessway serving two lots or less.”

Prior to the new development proposal, Town and Public Works staff were not aware of the Town’s ownership of this section of road and had been considering it a private road with a winter maintenance easement.

Public Works Director Alec Dodd has advised that PW would be amenable to continuing winter maintenance on this section of road, with a winter maintenance easement, as well as snow blowing the associated sidewalk if the developer improves it to the standard width. The sidewalk improvement is intended to be part of the Planning Board’s review/approval of the project.

The town would also need an easement to retain access to the section of the Village Area Loop Trail that connects the roadway parcel with the plaza shopping center. This easement would need to run from the remaining town-owned portion of Hancock Street to the trail entrance.

The developer has expressed a willingness to take fee ownership of the roadway. They have also indicated that they are willing to grant the pedestrian easement (in perpetuity) from the end of the remaining town-owned portion of Hancock Street to the entrance of the Village Area Loop Trail segment that connects to the plaza (see attached PDF, page 2, pink highlighted area). The plans

also indicate that the developers intend to grant an easement on the former narrow gauge railroad portion that has historically been utilized for recreational purposes.

There are several elements of the roadway parcel that make it most appropriate for ownership by Gray Senior Housing. Transferring ownership of the roadway will eliminate these concerns:

- The force main for the septic system that serves the existing 20 Meadowview units is located underneath this roadway, connecting to the existing leach field on the other side of the road. (See green highlighted area of attached PDF, page 2.) Note: Both sides of the road are owned by GSH. If repairs become necessary to the force main, the Town will be in the position of bearing responsibility for the road opening and repaving related to accessing privately owned septic system infrastructure.
- The culvert area near the crosswalk at the bottom of the roadway is a complex area for drainage, as it is also the location of water meter pits and water line connections to the existing buildings and proposed new building. (See attached PDF, page 3 for detail inset of this area.) Determining maintenance responsibilities between the property owner, Gray Water District, possibly the owner of the Plaza and Town Public Works for this area will be challenging and maintenance will likely involve ongoing significant staff time. PW staff would need to maintain and clear not only this culvert area, but also the drainage outlets further up on the roadway and on the opposite side of the street. With the additional development of the site and transferring the road ownership, however, maintenance of the roadway can become part of the overall site maintenance plan for the existing parking lot and drainage associated with the new building.
- With continued town plowing of the road via winter maintenance easement, Meadowview residents will not see a reduction in service/safety.
- With an easement to access and maintain the VALT, users of the trail will not see a reduction in service/safety.
- The ownership transfer and filing with CCRD will not incur significant costs for the Town and will ultimately save the town money on future maintenance.

Following this discussion at the March 1 council meeting, **we are asking the council to consider the following action items at your next meeting on March 15**, in advance of the Planning Board's continued review of the Avesta/Gray Senior Housing application on April 14:

- Transfer fee ownership of this section of Hancock Street, used as the driveway for the Gray Senior Housing Meadowview development and defined in Plan Book 110, Page 9 in the Cumberland County Registry of Deeds, to Gray Senior Housing for the price of \$1, with an easement to the Town of Gray for access to the Village Area Loop Trail and associated sidewalk connection to said trail.
- Accept this section of Hancock Street and associated sidewalks (upon improvement to standard sidewalk width) for winter maintenance via a winter maintenance easement.

MEMO

February 16, 2022

FROM: Community Development Staff

TO: Town Council,
Town Manager Nate Rudy

RE: First Reading of proposed ordinance changes affecting multifamily development

In this first reading, we are asking the council to consider two changes to the zoning and subdivision ordinances that will align the requirements more closely with the vision of the 2020 Comprehensive Plan.

While wholesale revision to these ordinances is underway towards this goal, making these changes at this time will assist the Planning Board with a pending application for an affordable senior housing development, providing the board with clarity on their ability to proceed with approvals.

- The first amendment is to the Zoning Ordinance, 402.10.14, to increase the maximum number of attached dwelling units per structure from 6 to 30 for multi-family developments in the Village Center and Village Center Proper zoning districts.
- The second proposed amendment is to the Subdivision Ordinance, 401.13.18, to exempt multi-family developments located in the Village Center and Village Center Proper zoning districts from the Net Residential Area (NRA) and Net Residential Density (NRD) standards.

The council is asked to consider scheduling a second reading on March 15, 2022 and to send the amendments to the Planning Board at its meeting of March 10, 2022 for a public hearing on these proposed changes. If approved, the ordinance changes would be in effect for the April 14, 2022 Planning Board meeting.

The text of both proposed amendments is below, in strike-through/underline format:

Proposed Zoning Ordinance Changes to 402.10.14: Standards for Multi-Family Housing

E. Number of Units per Building and Minimum Separation

1. In the Village Center and Village Center Proper zoning districts, the maximum number of attached dwelling units per structure shall be thirty (30) for multi-family developments.

2. In all other zoning districts, the maximum number of attached dwelling units per structure shall be six (6) and the average number of attached dwelling units shall be four (4) for multi-family developments.

3. For all multi-family developments, the distance between the foundations of any two principal structures shall be no less than the height of the taller of the two buildings, but in no event shall a building separation of less than thirty (30) feet be permitted.

Proposed Subdivision Ordinance Changes to 401.13.18: Net Residential Area and Density

A. Applicability:

1. All Subdivisions shall be required to conform to the Net Residential Area (NRA) and Net Residential Density (NRD) standards listed in this section 401.13.18 of the Subdivision Ordinance, except as exempted below in this section 401.13.18.A.2.

2. Multi-family developments located in the Village Center and Village Center Proper zoning districts are not subject to the Net Residential Area (NRA) and Net Residential Density (NRD) standards listed in this section 401.13.18 of the Subdivision Ordinance.

3. The NRA and NRD standards utilize the drainage classification of the soils and other NRD standards to calculate the maximum density. In order to accurately apply the soil drainage classification standards to calculate the NRA/NRD, applicants for a subdivision shall complete and submit the Soil Survey Requirements in 401.13.18.C in this section as part of the formal submittal.