

TOWN OF GRAY
PLANNING BOARD
AGENDA • NOVEMBER 10, 2022

**Planning Board
Regular Meeting**

Henry Pennell Municipal Complex
24 Main St., Gray, Maine
And via Zoom videoconferencing:
<https://us06web.zoom.us/j/89774714970>

7:00 PM

I. MEETING COMMENCES

Roll Call

II. MINUTES APPROVAL

Ila. October 13, 2022 Meeting

III. INFORMATION EXCHANGE

IV. CONTINUED BUSINESS

IV a.. Gracewoods Subdivision Amendment

A request by Robert Thayer Jr., represented by Wayne Wood, for review of an amendment to a minor subdivision. This proposal is to create two additional lots on Mr. Thayer's property in the Gracewoods subdivision, on Gracewoods Lane, Map 62, Lots 027-112 and 027-113, in the Rural Residential and Agricultural zoning district and partly in the Limited Residential Shoreland Zoning District. This proposal is subject to minor subdivision amendment review.

V. PUBLIC HEARINGS

V a. Self-storage zoning ordinance change

The Planning Board will conduct a public hearing on the proposed amendments to the Zoning Ordinance, Chapter 402, to add a new section, 402.8.11: Self-storage facility standards.

V b. Preliminary Plan Review: Wilson Subdivision Amendment

A request by Thomas and Beth Fox for preliminary plan review of an amendment to an approved subdivision, to divide an existing 4.38-acre lot at 158 Shaker Road, in the Earle and Nancy Wilson subdivision, Map 20, Lot 45-15, in the Rural Residential Agricultural zoning district, into two lots.

V c. Caswell Farm

A request by Catherine Caswell for Planning Board conditional use and site plan review of a proposal to construct a 24x40' building for use as a commercial kitchen and to expand the existing 60 square foot farmstand to 200 square feet, on her property at 120 Whitney Road, Map 69, Lot 41-33, in the Rural Residential Agricultural zoning district. This proposal is subject to conditional use, similar use, and site plan review. Similar use was approved at the September 2022 PB meeting.

VI. NEW BUSINESS

VI a.. Sketch Plan Review: Lawrence Road subdivision proposal

A request by Mark Johnston and Elizabeth Corkum for a proposed subdivision of the 45-acre lot at 118 Lawrence Road, Map 57, Lot 22-1, in the Rural Residential Agricultural zoning district, creating two new lots.

VII. 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
MINUTES • OCTOBER 13, 2022

Henry Pennell Municipal Complex
24 Main Street Gray, ME, 04039

7:00 PM

I) MEETING COMMENCES

ROLL CALL

Attendee Name	Status
Dan Cobb	Present
Kristen Muszynski	Present
David Phelps	Present
Melinda Sheehee	Present
Dan Maguire	Present
Tamara Lee Pinard	Absent

II) MINUTES APPROVAL

July 14, 2022 Meeting
September 15, 2022 Meeting

Motion to approve
 July 14, 2022 Meeting

RESULT	PASSED [UNANIMOUS]
MOVER	David Phelps
SECONDER	Melinda Sheehee
AYES	Dan Cobb, David Phelps, Melinda Sheehee
ABSENTS	Tamara Lee Pinard

Motion to approve
 September 15, 2022 Meeting

RESULT	PASSED [UNANIMOUS]
MOVER	David Phelps
SECONDER	Melinda Sheehee
AYES	Dan Cobb, David Phelps, Melinda Sheehee

III) INFORMATION EXCHANGE

Kristen updated the board on the pending self-storage ordinance updates before the council, the council's recent discussion of PB stipends, and applications that are due to come back before the board.

IV) NEW BUSINESS

- a.) Accessory structure setbacks
Provide input to council

The board expressed support for amending the setback requirements for small accessory structures.

- b.) Review/Approval of 2023 Planning Board Schedule

Motion to approve b.) Review/Approval of 2023 Planning Board Schedule

RESULT	PASSED [UNANIMOUS]
MOVER	Melinda Sheehee
SECONDER	David Phelps
AYES	Dan Cobb, David Phelps, Melinda Sheehee
ABSENTS	Tamara Lee Pinard

- c.) Hybrid/Remote Meeting Policy
Discuss proposed policy language and consider adoption of policy.

Board agreed that policy presented for consideration reflects what they proposed, to not use hybrid option as a convenience. Some minor edits suggested by Dan Cobb. Councilor Maguire suggested that the council would prefer for the PB to adopt the same policy as the council's policy and that they are very similar and could likely be combined. He will pursue a redraft of the council policy for the board's consideration.

- d.) Sketch Plan: Wilson Subdivision Amendment
A request by Thomas and Beth Fox for sketch plan review of an amendment to an approved subdivision, to divide an existing 4.38-acre lot at 158 Shaker Road, in the Earle and Nancy Wilson subdivision, Map 20, Lot 45-15, in the Rural Residential Agricultural zoning district, into two lots.

Applicant Thomas Fox presented his sketch plan to the board for two two-acre lots with two single-family homes. Dan Cobb advised that fire department recommendations will carry a lot of weight in the consideration of requested waivers when the application comes before the board formally. No other comments from the board members. Board set a site walk date of Nov. 7 at 4 p.m.

V) CONTINUED BUSINESS

- a.) A request by Robert Thayer Jr., represented by Wayne Wood, for review of an amendment to a minor subdivision. This proposal is to create two additional lots on Mr. Thayer's property in the Gracewoods subdivision, on Gracewoods

Lane, Map 62, Lots 027-112 and 027-113, in the Rural Residential and Agricultural zoning district and partly in the Limited Residential Shoreland Zoning District. This proposal is subject to minor subdivision amendment review.

Wayne Wood, surveyor and applicant representative, presented updates to the subdivision plan that incorporate abutter feedback from neighbor meeting on Sept. 31, 2022. Updates include the berm and fence along the property line with the Grover property. Dan Cobb confirmed that additional fencing discussed in Mr. Thayer's email provided to the board will need to be shown on the final plan.

Discussion Item #1: Stormwater

Abutter Theresa Grover had emailed comments from the Sept. 31 meeting, as well as video and images of stormwater impacts on her property; these did not come through due to the town office spam filter. Kristen made copies of Ms. Grover's printouts of the comments and distributed those to the board during the meeting.

Abutter Jonathan Carver addressed the board, asked for more time to have discussions with Mr. Thayer.

Melinda asked if the proposed updates will improve/redirect stormwater. Mr. Wood replied that it would.

Dan Cobb asked staff to have the town's consulting engineer review the submitted stormwater videos. He also asked staff to confirm with the town attorney whether stormwater mitigation related to Gracewoods Road is on the table for consideration. Kristen advised that previous legal input was that only items proposed as part of the amendment are subject to review but that she would confirm.

Discussion Item #2: Groundwater study

Applicant sought clarity on required groundwater information to confirm if a full hydrogeologic study is necessary or if well information and nitrate plume information will be sufficient for the board to review. Dan Cobb confirmed that the board voted 4-1 at a previous meeting to require the groundwater information and will not be waiving it. He and other board members agreed that the standards of the ordinance could be met without a hydrogeological study if sufficient information is provided. Dan Cobb asked for staff to have the town engineer formally document that he has reviewed and approved the exclusion zones for the well and septic.

Discussion Item #3: Soil Study

The board agreed with staff recommendation that a soil study would not be necessary at this time but would be required upon any additional development of the subdivision.

Discussion Item #4: Buffering

The board agreed that buffering is sufficient. Dan Cobb suggested that the applicant and neighbors could have additional conversations.

Mr. Wood was advised that driveways, trees on berm and fences need to be shown on the plan and will be memorialized as integral components of the approval.

Motion to table a.) A request by Robert Thayer Jr., represented by Wayne Wood, for review of an amendment to a minor subdivision. This proposal is to create two additional lots on Mr. Thayer's property in the Gracewoods subdivision, on Gracewoods Lane, Map 62, Lots 027-112 and 027-113, in the Rural Residential and Agricultural zoning district and partly in the Limited Residential Shoreland Zoning

District. This proposal is subject to minor subdivision amendment review.

RESULT	PASSED [UNANIMOUS]
MOVER	Melinda Sheehee
SECONDER	David Phelps
AYES	Dan Cobb, David Phelps, Melinda Sheehee
ABSENTS	Tamara Lee Pinard

VI) ADJOURNMENT

Motion to adjourn VI) ADJOURNMENT

RESULT	PASSED [UNANIMOUS]
MOVER	David Phelps
SECONDER	Melinda Sheehee
AYES	Dan Cobb, David Phelps, Melinda Sheehee
ABSENTS	Tamara Lee Pinard

DRAFT



[View Map Full Screen \(https://maine.maps.arcgis.com/apps/webappviewer/index.html?id=f31f1a32889a4afaa6c821a4feab255c\)](https://maine.maps.arcgis.com/apps/webappviewer/index.html?id=f31f1a32889a4afaa6c821a4feab255c)

Table-based Well Search

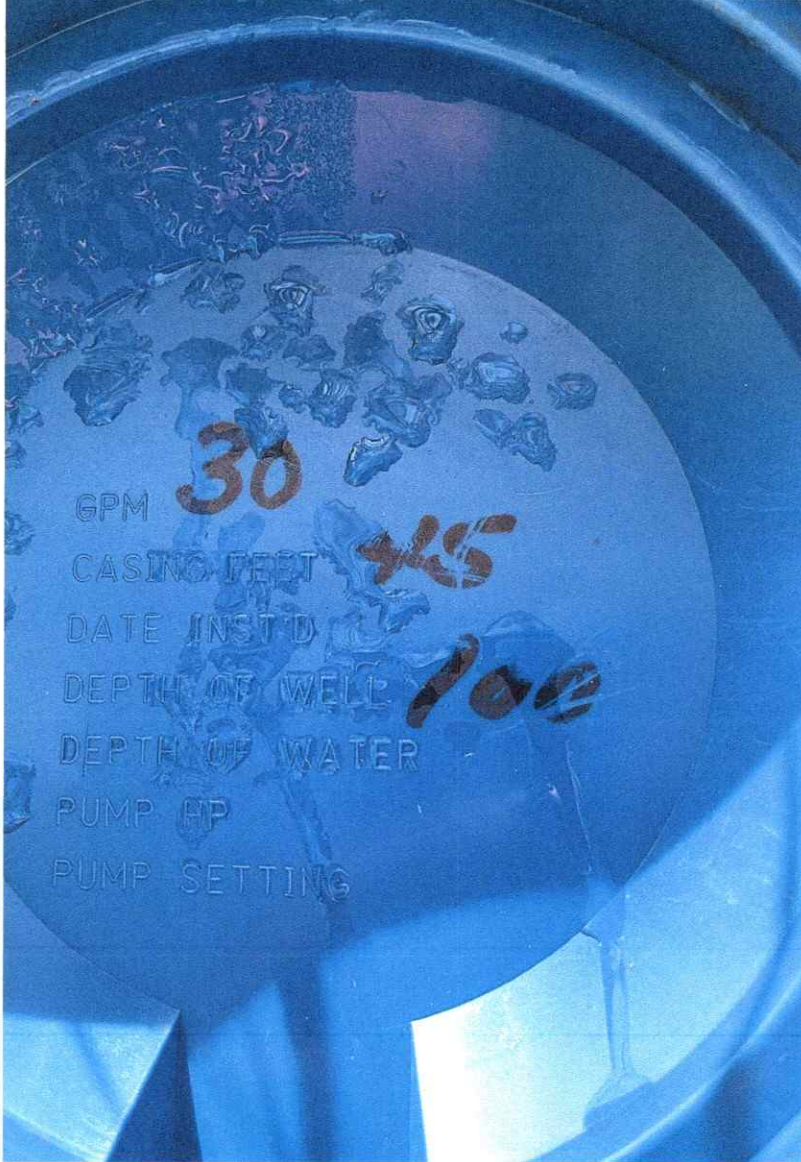
① Woodsome Well Drilling
5 gallons/minute casing 20 ft,
well depth 320 ft, 2000

② Estabrook Well drilling
25 gallons/minute casing 80 ft
well depth 265 ft, 1988

③ Wells Unlimited
Bedrock well casing 65 ft
25 gallons/minute well depth 100 ft 1991

④ Sunco Pump & Well Drilling
16 gallons/minute casing 20'
well depth 220' 2020

Grace woods well
30 gallons/minute casing 45 ft,
well depth 100 ft.



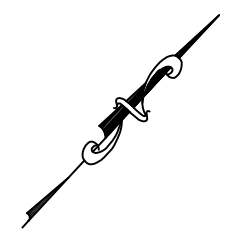


Approved by the Town of
Freeport Planning Board:

Conditions:

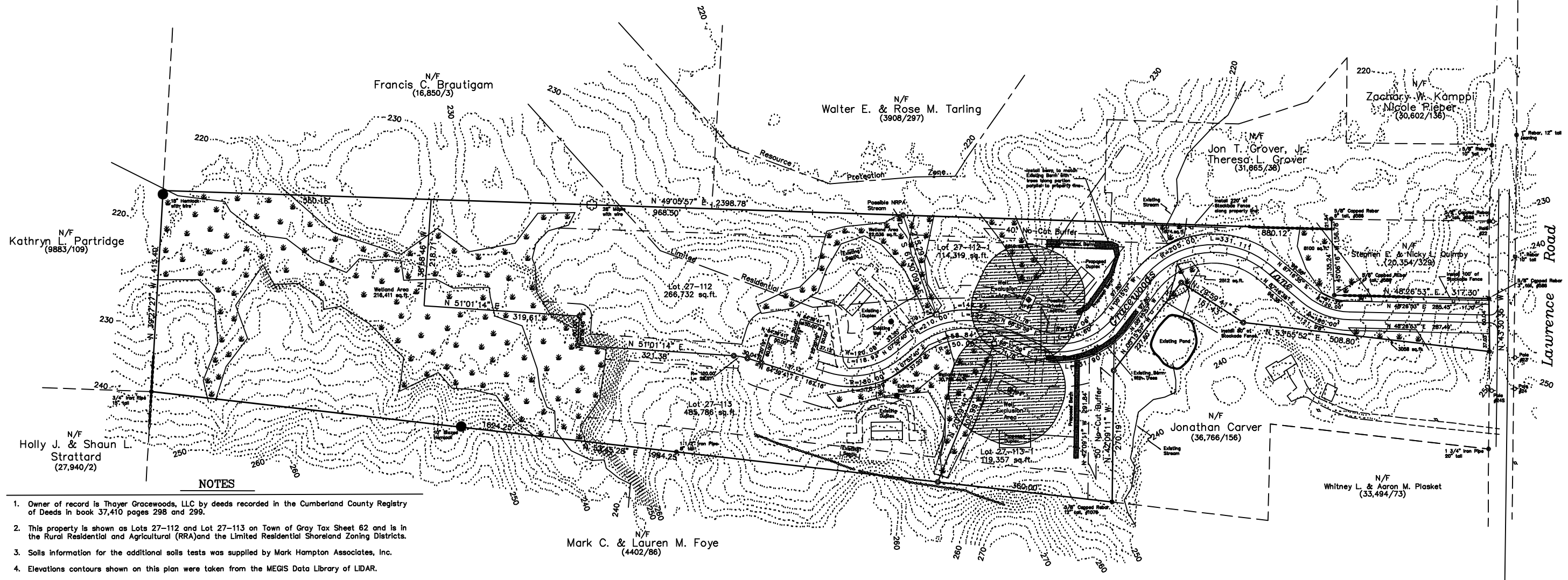
Signed:

Date:



LEGEND

- Iron Pipe or Pin Found
- 5/8" Capped Rebar Set (#1328)
- Utility Pole
- Stone Wall
- ◆ Soils Test
- ✱ Wetlands
- N/F Now or Formerly of
- (3908/297) CCRD Deed Reference
- Zoning Boundary



NOTES

1. Owner of record is Thayer Gracwoods, LLC by deeds recorded in the Cumberland County Registry of Deeds in book 37,410 pages 298 and 299.
2. This property is shown as Lots 27-112 and Lot 27-113 on Town of Gray Tax Sheet 62 and is in the Rural Residential and Agricultural (RRA) and the Limited Residential Shoreland Zoning Districts.
3. Soils information for the additional soils tests was supplied by Mark Hampton Associates, Inc.
4. Elevations contours shown on this plan were taken from the MEGIS Data Library of LIDAR.
5. These two new lots will be served by individual drilled wells and on-site septic systems.
6. Wetlands information shown on this plan is from the previously approved plans of the Gracewood Subdivision.
7. These two new lots will be serviced by underground utilities.
8. All roads in this subdivision shall remain private roads to be maintained by the developer or the lot owners and shall not be accepted or maintained by the Town except for roads that meet requirements for winter maintenance under a public easement.
9. See MDEP approval ~ permit L-22627-TB-A-N for a stream crossing and the Tier 1 wetland impact.
10. Gracwoods Lane shall be maintained year round for emergency vehicle access.
11. This plan is an amendment to the "Amended Gracewood Subdivision Plan" as approved by the Town of Gray Planning Board and recorded in the Registry of Deeds in plan book 208 page 263 which is an amendment to the original Gracewood Subdivision Plan approved by the Gray Planning Board on 08/24/06 and recorded in the Registry of Deeds in plan book 206 page 571.
12. These new dwelling units will install fire suppression sprinkler systems as per the Fire Chief.
13. Per Section 401.13.6.YH.5 of the Subdivision Ordinance cleared openings within the Limited Residential Zoning District shall not exceed in the aggregate, 25% of the lot area or 10,000 sq.ft., whichever is greater, including land previously developed.
14. All site alterations and construction shall follow the "Best Management Practices for Soil Erosion and Sedimentation Control" current edition as available from the MDEP.
15. The "No-Cut Buffers" as shown on this plan shall be kept in a natural vegetative state with only dead or diseased trees or trees that pose a safety hazard that may be removed.

NET RESIDENTIAL ACERAGE CALCULATIONS

	24.97 acres	24.97 acres
Total Lot Area	24.97 acres	24.97 acres
Area in RRA	21.96 acres	3.01 acres
Wetlands	6.79 acres	0.47 acres
Steep Slopes	0.20 acres	0.00 acres
Flood Zone	0.00 acres	0.00 acres
Roads(10% of total)	2.50 acres	0.00 acres
	12.47 acres/ 80,000 sq.ft.	2.54 acres/ 80,000 sq.ft.
	6.79 lots or 13.6 dwelling units	1.38 lots or dwelling units
	Total lots allowed is 8 or 15 dwelling units	



State of Maine, Cumberland ss.
Registry of Deeds
Received _____ 19____
at _____ and recorded in
Plan Book _____ Page _____
Attest: _____ Register



2nd Amended Gracewood Subdivision
On
Lawrence Road
Gray, Maine
For Record Owner
Thayer Gracwoods, LLC
116 Hawthorne Lane, South Portland, ME 04106

WAYNE T. WOOD & CO.
30 Wood Dr.
Gray, Maine 04039
Drawn By: WLW
Scale: 1" = 100'
Drwg. No. 1 of 1
Bk. No.

(207)657-3330
Date
July 2022
Job No.
25038A

Revision	10/28/22	Added fences for Carver & Quimby, berm for Carver, Staff comments
Revision	10/03/22	Added fencing along Grover line and added to the berm

October 5, 2022

TO: Gray Town Council
Nate Rudy, Town Manager

FROM: Doug Webster

RE: Zoning Amendments regarding self-storage facilities
TC first reading at 10-18-22 meeting/PB hearing on 11-10-22

Introduction

In accordance with input from the Ordinance Advisory Committee and the Town Council, including the 9-6-22 Council meeting, below please find proposed amendments to the Zoning Ordinance (Chapter 402) regarding self-storage facilities. In addition to allowing new facilities only in the Light Manufacturing Overlay District (LMO), there are a host of new performance standards in a new section 402.8.11. In line with the currently in place moratorium, the timeline for first reading, PB hearing, and second reading/ adoption has an effective date of December 15th.

Proposed Zoning Ordinance Amendment #1:

As shown on the attached excerpt from the uses table in the Zoning Ordinance (Table 402.5.3), *remove* Self-Storage Facilities as a conditionally permitted use from the following zoning districts: Business Development-1, Business Development-2, Commercial, and Business Transition-1.

Proposed Zoning Ordinance Amendment #2:

Also as shown on the attached excerpt from the uses table in the Zoning Ordinance (Table 402.5.3), add Self-Storage Facilities as a conditionally permitted use in the Light Manufacturing Overlay District.

Proposed Zoning Ordinance Amendment #3: Add Design Standards for Self-Storage Facilities

(Please see attached)

Proposed Zoning Ordinance Amendment #4: New Section 402.8.11: Self-storage facility standards:

A. Purpose: The purpose of these standards for Self-Storage is to maximize the use and value of commercial uses for road frontage properties and minimize adverse aesthetic impacts of self-storage facilities on abutting and neighboring properties.

B. Applicability

1. In addition to applicable review standards established in Article 10 (Site Plan Review), all self-storage facilities proposed after the adoption of these standards are required to comply with requirements in this section.

2. Any self-storage facility that is proposed to be expanded, or undertakes rebuilding of one or more buildings (greater than 50% of the value of the respective structure/s) after the adoption of these standards shall be required to obtain Planning Board approval and shall be subject to all practically achievable self-storage performance standards as determined by the planning board.
3. Notwithstanding Planning Board approval required above, the Code Enforcement Officer shall have the authority to issue building permit(s) for the repair or rebuilding of a building in a Self-Storage Facility existing as of the adoption of these standards if a building is unintentionally damaged. This allowance shall not be valid if more than one (1) building in the Self-Storage Facility is rebuilt.
4. Any outdoor storage, including if added to an existing facility, must comply with all outdoor storage standards as specified in this section and as required in Article 10.

C. Minimum Setbacks

1. Any portion of any element of a self-storage facility must be at least three-hundred (300) feet from the edge of a road or right-of-way (ROW), whichever is greater, that is either publicly owned or has a public easement for winter maintenance. No component of a self-storage facility other than one access/driveway may be located within this three-hundred (300) foot setback. All other components of any self-storage facility must respect this minimum three-hundred (300) foot setback specifically including all fill extensions, buildings, outdoor storage areas, drainage ditches, stormwater infrastructure, and perimeter buffer as specified in section "F" below entitled "Perimeter Buffer Requirements."
2. A perimeter buffer of at least seventy-five (75) feet, in accordance with standards specified below in section "F" below entitled "Perimeter Buffer Requirements," is required around the entirety of the facility. Stormwater infrastructure is specifically prohibited from this buffer.
3. Any outdoor storage shall be located at least one-hundred (100) feet from any property line and shall be subject to additional standards as detailed below in this section.
4. Neither the Zoning Board of Appeals nor the Planning Board shall have the authority to reduce any of the minimum setbacks established above in this section "C" entitled "Minimum Setbacks" except for the rear portion of the perimeter buffer as established below in this section.
5. The Planning Board shall have the authority to reduce the depth of the rear portion of the perimeter buffer for parcels that abut property owned by the Maine Turnpike Authority provided that the intent of this ordinance and applicable standards, specifically including but not limited to buffering, are met and maintained.

D. Building Requirements

1. One-story self-storage building standards:
 - a. Maximum length: two-hundred (200) feet
 - b. Maximum width: forty (40) feet.
 - c. Maximum height: twenty-five (25) feet.
2. Two-story self-storage building standards:
 - a. Maximum footprint of any one structure: seventy-five hundred (7,500) feet
 - b. Maximum height: thirty (30) feet
3. Minimum separation between buildings/minimum drive aisle width: twenty-five (25) feet
4. All buildings/structures utilized for self-storage purposes that face the perimeter buffer shall be completely enclosed with permanent sides/siding. In no event shall such buildings/structures have one or more open sides. Seasonal installation and/or removal of temporary sides, such as fabric or similar, shall not be permitted and shall not be considered permanent sides/siding.
5. All buildings/structures shall comply with Town of Gray Design Standards for self-storage facilities (attached). The applicant shall submit scaled color renderings of all proposed buildings/structures as part of the submittal and the planning board will review these as an integral part of their review. The Planning Board shall have the authority to interpret the design standards and require changes consistent with the purpose and intent of the design standards and these performance standards.

E. General Standards

1. Review and approval by the Planning Board is required for any new self-storage facility. The Planning Board shall review the proposed development under Site Plan Review, as applicable, and shall ensure that the performance standards in this section are met.
2. The size of the portion of the parcel utilized for the self-storage facility use must be a minimum of eighty thousand (80,000) sq. ft. Any portion of the parcel located less than three-hundred (300) feet setback from the road/ROW as required herein shall not be utilized for determining if this eighty thousand (80,000) sq. ft. minimum parcel size standard is met.
3. The maximum combined footprint of any developed portion of a self-storage facility consisting of buildings, accessways, and outdoor storage shall not exceed three (3) acres/130,680 sq. ft. (approximately a 350' x 350' area). Calculation of this maximum combined footprint developed portion shall include all buildings, outdoor storage areas, all stormwater infrastructure, fill extensions, all vehicular accessways, all non-vegetated areas, and similar such areas that are not in their natural state. This calculation shall not include the perimeter buffer and/or buffer areas complying with standards herein.
4. All standards for the self-storage facility, excluding the perimeter buffer, as detailed below herein, must be met and maintained on a parcel owned in fee by one (1) owner/party/entity.

In no event shall the ownership of one or more buildings be transferred to separate parties/entities.

5. In the event that two or more self-storage areas are proposed in the same development, each of which contains a maximum of three (3) acres of a combined developed footprint as required above, each two (2) such areas shall be required to be separated by the seventy-five (75) foot perimeter buffer requirement as detailed in this section.
6. In the event that the developed portion of a self-storage facility in excess of three (3) acres is proposed, the Planning Board shall require appropriately placed buffers within the parcel to separate the developed areas to the maximum extent practically feasible given site conditions. Such site-internal buffers separating two (2) developed self-storage facilities that contain a maximum developed portion of three (3) acres, per above, shall be a minimum depth of fifty (50) feet and shall conform to the perimeter buffer requirements below. As determined by the Planning Board, limited portions of such internal fifty (50) foot buffers may contain stormwater infrastructure provided that the aesthetic separation between the two areas is maximized.
7. No maintenance and/or repair work of any type shall be allowed on any vehicle and/or equipment that contains any type of fluid that potentially contaminates soil and/or groundwater if leaked. In the event that maintenance and/or repair is proposed, all applicable standards for the additional use(s) must be met and maintained specifically including provisions in Article 6 of this ordinance which addresses lot(s) and use(s). The operator of the facility shall be required to disclose this information to all parties utilizing the self-storage facility.
8. All self-storage facilities shall be gated with security provisions sufficient to ensure access to the site only by patrons, owners, and those persons needing to access for operations and/or maintenance.
9. The entire perimeter, except the gated entry, of all self-storage facilities areas shall have a sufficient fence, as determined by the Planning Board as part of their review, to discourage/prevent access. Fence details shall be shown on planning board submittals.
10. One office area to provide administrative services solely serving the self-storage facility may be permitted provided that the cumulative area devoted to this use does not exceed two hundred (200) square feet. In the event that such space is part of a facility, a minimum of two (2) dedicated parking spaces shall be required that do not block access to any accessway or self-storage unit(s).
11. In addition to applicable lighting requirements established in Article 10, Site Plan Review, all self-storage facilities shall be required to comply with standards in the USA Pattern Lighting Code in the International Dark Sky Association Outdoor Lighting Code Handbook version 1.14.2002 dated December 2000/September 2002 or subsequent update. The Planning Board shall review compliance with such standards, with peer review as necessary at applicant expense, as an integral part of reviewing a proposed facility.

F. Perimeter Buffer Requirements

1. The entirety of the perimeter buffer shall consist of dense, mature, natural vegetation meeting and maintaining standards as established in this section.
2. Any of the following site components shall not be located or considered part of the minimum perimeter buffer: driveways, buildings, parking areas, fencing, vehicular accessways, outdoor storage areas, retaining walls, fill extensions for vehicular accessways and/or buildings, drainage ditches, stormwater infrastructure.
3. Only one vehicular accessway shall be allowed in this perimeter buffer unless the planning board determines that through-traffic is necessary to allow a second accessway. Multiple accessways through the buffer are specifically prohibited. The width of any such accessway through the perimeter buffer shall be limited to the practical functionality necessary as determined by the planning board.
4. In the event that applicable standards for the perimeter buffer are met and maintained via an easement, all applicable perimeter buffer standards shall be included in the description of easement language, as determined by the Code Enforcement Officer with input from the Planner, that is recorded at the registry of deeds prior to the issuance of a building permit for the project. A condition of approval memorializing this requirement shall be part of the Planning Board approval.
5. The full depth of the perimeter buffer shall consist of dense mature natural vegetation as determined by the Planning Board. In order for the Planning Board to determine the specifications for the dense mature natural vegetation, the Board shall require applying the point system standards as the minimum standards for any 25 foot by 50 foot for the first one-hundred (100) feet established for a "Shoreland Buffer Strip" contained in Section 15 of the Gray Shoreland Zoning Ordinance (Chapter 403) entitled "Clearing or Removal of Vegetation for Development Activities other than Timber Harvesting" be met and maintained. In accordance with the purpose of maintaining the perimeter buffer, all standards for the "Shoreland Buffer Strip" in Section 15 of Chapter 403 that allow for the removal of vegetation, pruning of branches on the lower one-third of a tree, clearing of vegetation for development, and existing cleared openings shall not be applicable for this Section 402.8.11, Self-Storage Facility Standards.
6. In the event that existing conditions do not meet this requirement at the time the application is before the Planning Board, the Board shall have the authority to require the applicant to plant native species trees (predominantly evergreens) and other appropriate native vegetation to establish a buffer meeting standards established in this section within a reasonable time period as determined by the Planning Board. Ideally, a sufficient buffer should be achieved within five (5) years.
7. In order to ensure that the perimeter buffer meets and maintains standards, the Planning Board shall have the authority for a peer review, at the applicant's expense, and shall also have the

authority to require that the applicant post a sufficient financial performance bond for any necessary replanting per Section 402.10.17 in accordance with professionally accepted practices such as an eighty (80) percent survival rate for a five (5) year period.

8. The Planning Board shall be authorized to require additional buffering and screening, including additional plantings, to maximize the density of the mature natural vegetation, emphasizing the use of evergreen species, for any portion of a proposed self-storage facility located within one or more viewshed(s) from a public road, including roads that have a public easement for winter maintenance. The Planning Board shall have the authority to require the applicant to submit photographs of existing conditions from various vantages and accurate renderings of the anticipated proposed buffer at periodic time intervals, including at maturity.

G. Outdoor Self-Storage Standards

1. If an outdoor storage area is located adjacent to the perimeter of the facility abutting a property line(s), the depth of the perimeter buffer, in accordance with standards specified below in this section, shall be increased from seventy-five (75) to one-hundred (100) feet.
2. All outdoor storage areas that are storing any vehicles and/or equipment that use or contain any type of petroleum-based fluid, or any fluid that potentially contaminates soil if leaked, shall be impervious with pavement or concrete. Stormwater sheet-flow from such areas shall be directed in water-tight drainage piping to oil/water separators in accordance with professionally accepted practices. Stormwater discharge from the separators shall be daylighted to a readily accessible location that allows for the soil adjacent to stormwater daylighting to be tested in the event of leaks from such vehicles and/or equipment.
3. As part of the Planning Board's review, with input from qualified consultants at applicants' expense, the Board shall determine an appropriate stormwater maintenance schedule including periodic testing of soil at the stormwater daylight location and/or where the stormwater from the outdoor storage is absorbed into the ground.
4. As part of the final approval of the project, the Planning Board shall impose a condition of approval that requires the owner and/or operator (as appropriate) of the facility to submit an annual report containing information that summarizes the condition of the stormwater measures, testing results, and any corrective measures that have been completed for the previous year to verify that the stormwater from the outdoor storage is not contaminating the soil and/or adversely affecting groundwater in the vicinity of the facility. This report should be due by January 31st of each year.
5. In accordance with standards established herein, in the event that maintenance and/or repair is proposed, all applicable standards for the additional use(s) must be met and maintained specifically including provisions in Article 6 of this ordinance which addresses lot(s) and use(s). The operator of the facility shall be required to disclose this information to all parties utilizing the self-storage facility.

6. The maximum cumulative footprint of all area(s) utilized for outdoor self-storage shall not exceed twenty-five (25) percent of the developed portion of the self-storage facility consisting of buildings, accessways, etc. Based on the three (3) acre maximum footprint of the developed portion of the facility specified in "E" above in this section entitled "General Standards," the maximum size of an outdoor storage area is .75 of an acre/32,670 sq. ft.

Excerpt of Table 402.5.3 (Zoning Ord.) Table of permitted uses & conditionally permitted uses
 Chapter 402 Gray Zoning Ordinance

		RRA	LD*	MD	BD-1	BD-2	C	VC*	VCP*	BT-1*	BT-2*	WH-1*	WH-2*	LMOD
45.	Personal Services				C	C	C	C	C	C				
46.	Planned Unit Development ‡				C	C	C	C	C	C				
47.	Places for Public Assembly, Indoor and Outdoor	C	C		C	C		P	P					
48.	Private Assembly				C	C	C	C	C					
49.	Private Landing Strips for Personal Aircraft ‡	C			C	C								
50.	Public Utilities	C	C	C	C	C	C	C	C	C	C	C	C	
51.	Redemption Center						C			C			P	
52.	Registered Caregiver*				C	C	C	C						
53.	Registered Caregiver Cultivation Area*				C	C	C	C						
54.	Repair Service				P	P	C	P	P		C		C	
55.	Research Facility				C	C		C	C					
56.	Residential Open Space Subdivisions	P	P	P										
57.	Restaurant				P	P	C	P	P	C	C			
58.	Retail Trade				P	P	C	P	P	C	C		C	
59.	School	P	P	P		C	C	C	C	C	C		C	
60.	Self-Storage Facility				C	C	C			C				<u>C</u>
61.	Single-Family Dwelling	P	P	P	P	P	P	P	P	P	P	P	P	
62.	Similar Uses	C	C	C	C	C	C	C	C	C	C	C	C	
63.	Tavern					C	C	C	C					
64.	Trucking Terminal				C	C								
65.	Two-Family Dwelling	P	P	P	P	P	P	P	P	P	P		P	
66.	Warehousing				P	P								P/C
67.	Wholesale Trade				C	C		P	P					
68.														

Town of Gray Design Standards for self-storage facilities

Use- specific performance standards to become: 402.8.11

These design standards apply to all self-storage facilities, as defined in the Town of Gray Land Use Ordinance.

PURPOSE:

The Town has set these standards in response to increased interest in development of self-storage facilities, both within the Town and in surrounding towns. This use has historically seen the installation of multiple long, single-story metal buildings, which can be visually monotonous and unattractive, detracting from the community's desired image. Variations in roofline elements and façade treatments are proposed herein to break up the scale of such buildings and add visual interest.

These standards seek to promote an aesthetically pleasing appearance for self-storage facilities, in the interest of retaining Gray's rural character, and protecting property values within the town and specifically within the districts in which the self-storage use is conditionally permitted.

Photographs and captions included herein are meant to provide visualizations of the intended design effect.

APPLICABILITY:

These standards apply to all developments defined as "self-storage" use per the Gray Zoning Ordinance, presented to town staff, Staff Review Committee or Planning Board as of the effective date of these standards, and are meant to supplement the existing standards of the Gray Zoning Ordinance.

DESIGN ELEMENTS:

The architectural design elements outlined below are options that can be combined to meet the stated purpose of improving the appearance of self-storage facilities, particularly by breaking up long, monotonous facades.

Materials: The Town recognizes that many self-storage facilities are metal buildings with metal roofs. For complementary architectural design elements to such buildings, such as the façade treatments listed below, a traditional Northern New England appearance is preferred, such as brick, clapboard and shingles. Contemporary materials with similar appearance, such as veneers, composites, vinyl and dyed concrete can be used to achieve this end on all or part of metal buildings.

Roofs: Pitched roofs are required, with a minimal pitch of at least 5/12. Buildings with projecting rooflines should be designed to create strong patterns of shade and shadow.

Façade treatments: Blank, unadorned or unscreened walls facing public roads, residential neighborhoods, or the front or side of abutting properties should be avoided. In addition to landscape buffering, façade treatments such as those listed below should be added to provide depth and visual interest on extended walls.

- wall plane projections and recesses,
- roof elevation variations,
- Faux windows, with or without shutters
- Decorative lighting
- Exterior artwork (i.e., building murals)
- canopies
- variations in siding materials and orientations, such as patterns or a combination of vertical and horizontal siding
- wainscoting
- awnings
- decorative dormers



Clockwise from top: Brick façade; pitched roof with appropriate colors and stone wainscoting; decorative canopy; faux windows with stone brick façade; overhang canopy; dormer.

Buffering: The reviewing authority shall have the ability to require buffering and screening of self-storage facility building(s) sufficient to minimize the impact on abutting properties and any publicly maintained road from which the development is visible.

These buffers/screens can include, but are not limited to: plantings, hedges, fencing, berms, walling, and combinations thereof.

New plantings must be tolerant species of sufficient height and blend with existing vegetation, which should also be retained as buffering whenever possible. Long term, plantings must be maintained or replaced to continue to serve as buffers. Fencing should be in colors compatible with the building and with the rural image of the town.

Colors: Building colors should be compatible with surrounding properties, to include earth tones and neutral colors, compatible with traditional New England construction. Roof colors shall be those commonly found on residential buildings, including but not limited to brown, black, gray and green, and shall be of a dark hue.

Lighting: All building and site lighting must be directed downward to minimize light pollution. Lights should be aimed and shielded to avoid any light directed onto the road, sidewalks or abutting properties. Lights should be directed only onto the building or the site. Light fixtures should be considered to highlight design elements as well as illuminate entry points and improve site security.

ADMINISTRATIVE PROCEDURE:

The Planning Board shall administer these standards as part of the site plan review process for a self-storage development, per Article 10 of the Gray Zoning Ordinance. Appeals of the Planning Board's decisions are to be made according to the provisions of site plan review, 402.10.17.



**PLANNING BOARD/STAFF REVIEW COMMITTEE APPLICATION
TOWN OF GRAY MAINE**

PROPERTY TO BE DEVELOPED

Property Location/Address	158 Shaker Road	Property Map/Lot	20 .45 .15 .
Zoning District	RRA	Lot Acreage	4.38
Owner Name	Tom and Beth Fox	Tax Sheet	3796
Owner Address	23 Toastie Walk, Brunswick	Owner Phone	207-458-7184

APPLICANT

Name (IF different than owner)		Contact Phone Number	207-458-7184
Mailing Address	23 Toastie Walk	Alternate Phone Number	
Mailing City/State/Zip	Brunswick, ME 04011	Fax Number	
Email Address	423homeagain@gmail.com		

AGENT/CONSULTANT

Name		Contact Phone Number	
Mailing Address		Alternate Phone Number	
Mailing City/State/Zip		Fax Number	
Email Address			

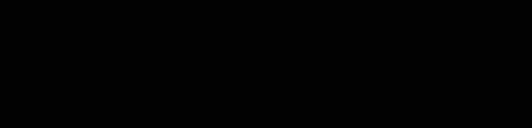
PROJECT

The undersigned requests that the Town of Gray Planning Board consider the following application for:

<input type="checkbox"/> Subdivision Sketch Plan Review Preliminary Plan Review (Major) Final Plan Review (Major) Minor	<input type="checkbox"/> Other (specify) Conditional Use <input checked="" type="checkbox"/> Amendment Extension Workshop Contract Zone Request
<input type="checkbox"/> Site Plan Review Pre-Application Conference Minor Major	
<input type="checkbox"/> Shoreland Zoning Permit	

Project Description / Comments:

Amendment to Earle and Nancy Wilson Subdivision located at 158 Shaker Road, Gray. Request is to divide lot into 2 lots of ~80,000 ft-sq.

Applicant Signature  Date *09/10/2022*



**PRELIMINARY SUBDIVISION PLAN
APPLICATION SUBMISSION CHECKLIST F-1B
TOWN OF GRAY MAINE**

For Office Use Only
Date Received: _____
Received by: _____

SUBDIVISION

Subdivision Name **Earle and Nancy Wilson** Date **09/10/2022**

This checklist has been prepared to assist applicants in developing their applications. It should be used as a guide in assembling the information necessary for a complete application. The checklist, however, does not substitute for the requirements of **Article 7** of the Subdivision Ordinance. The Planning Board will also use the checklist to ensure your application is complete. Indicate if the information has been submitted or if a waiver is requested. If you feel that information is not applicable to your project, please indicate in the second column. The perimeter survey, subdivision plan and engineering plans may be contained on the same drawing. Detailed engineering drawings such as road profiles, drainage swales and erosion/sedimentation plans, however, may best be presented on a separate sheet or sheets. Note that this checklist only covers the submission requirements for a *preliminary plan*.

There is an additional checklist for final plan submission. Neither checklist addresses the standards that the subdivision plan must meet. For review standards refer to Article 13 & checklist F-1D.

PRELIMINARY SUBDIVISION PLAN SUBMISSION REQUIREMENTS

	Submitted by Applicant	Not Applicable	Applicant Request to be Waived	Reviewed by Planner/Engineer	Waived by Planning Board
401.7.2.A Fourteen (14) copies of application plus accompanying information	X				
401.7.2.B LOCATION MAP					
B.1 Existing subdivisions in the proximity of proposed subdivision	X				
B.2 Locations and names of existing and proposed streets	X				
B.3 Zoning boundaries and designations	X				
B.4 Outline of proposed subdivision and owner's remaining contiguous land	X				
401.7.2.C PRELIMINARY PLAN					
C. Fourteen (14) copies of all maps and/or drawings printed or reproduced on paper	X				
C. Scale not smaller than 1"= 100'; for subdivision more than 100 acres, not smaller than 1"= 200'	X				
401.7.2.C APPLICATION REQUIREMENTS					
C.1 Name of subdivision name of town and assessor's map and lot number(s)	X				
C.2 Verification of right, title or interest in property	X				
C.3 Standard boundary survey with bearings and distances, certified by PLS, all corners located and marked.	X				
C.3 Standard boundary survey shows entire parcel or tract and all contiguous land in common ownership within the last five years per MRSA Title 30-A section 4401	X				
C.4 Copy of most recently recorded deed; all restrictions, easements, rights-of-way and other encumbrances	X				
C.5 Deed restrictions on proposed new lots or dwellings		X			

401.7.2.C APPLICATION REQUIREMENTS (CONT'D)

C.6 Map of test pits & test pit analyses by Site Evaluator or Certified Soil Scientist	X		
C.7 Type of water supply system(s)	X		
C.7 Gray Water District letter of capacity	X		
C.8 Date plan prepared, north point and graphic map scale	X		
C.9 Names and addresses of record owner, applicant, plan preparer(s) and adjoining property owners	X		
C.10 All wetlands delineated regardless of size		X	
C.11 Total acres in subdivision; location of property lines, existing building(s), unusually large specimen trees, vegetative cover type and other essential physical features	X		
C.12 All rivers, streams and brooks within and adjacent to subdivision; designation of great pond watershed		X	
C.13 Zoning district of proposed subdivision and any zoning boundary lines affecting the subdivision	X		
C.14 Location and size of existing and proposed sewers, water mains, culverts and drainage ways on and adjacent to subdivision		X	
C.15 Location, name and widths of existing and proposed streets and highways easements, building lines, parks and open spaces on or adjacent to subdivision	X		
C.16 Width & location of any streets, public improvements or open space shown in Comprehensive Plan within the property		X	
C.17 Proposed lot lines, approximate dimensions and lot areas	X		
C.18 Parcels of land proposed to be dedicated to public use; condition of such dedication		X	
C.19 Open space to be preserved; proposed ownership, improvements, management		X	
C.20 Area of each lot permitting forest clearing and/or lawn	X		
C.21 Anticipated driveway locations & constraints	X		
C.22 100-year flood elevations in flood prone areas		X	
C.22 Areas within or adjacent to the subdivision identified by the Comprehensive Plan, MDIFW, MNAP, or BWH as areas to be preserved and appropriate preservation measures.		X	
C.23 Areas within or adjacent to subdivision listed in the Comprehensive Plan or listed/eligible to be listed on National Register of Historic Places		X	

401.7.3 ADDITIONAL REQUIRED PLANS & STUDIES

A. Contour lines at interval set by Planning Board showing all areas at greater than 25% slopes	X		
B. Erosion & sedimentation control plan (can be waived if not in great pond watershed and < 5% impervious)		X	X
C. Stormwater management plan (can be waived if not in great pond watershed and < 5% impervious)		X	X
D. Phosphorus management plan if in pond watershed & > 4 lots or 800 ft. of road or drives		X	X

401.7.4 REQUIRED SUBMISSIONS FOR WHICH A WAIVER MAY BE GRANTED

A. High Intensity Soil Survey by a Registered Soil Scientist			X
B.1 Hydrogeologic assessment for subdivision if any part of subdivision is over a sand and gravel aquifer, or			X
B.2 Hydrogeologic assessment if average density is more than one dwelling unit per 100,000 sq. ft.			X
B.3 Hydrogeologic assessment if Board determines potential adverse impacts on ground water quality (e.g., shallow bedrock soils, cluster subdivisions)		X	
C. Vehicular trip generation rates & entrance sight distances	X		
D. Traffic impact analysis by a registered traffic P.E. for 28 or more parking spaces or projected to generate more than 140 vehicle trips per day to include expected ADT, peak-hour volumes, access conditions, distribution of traffic, types of vehicles expected, effect on LOS, recommended improvements		X	

2nd Amendment of Earle and Nancy Wilson Subdivision, 158 Shaker Road, Gray, Maine
For Record Owner Thomas and Beth Fox Revocable Trust, 23 Toastie Walk, Brunswick, ME 04101

Amendment Request is to divide Lot 45-15 into two lots of ~80,000 sq.-ft. each.

1) C14--Water main location parallel to West side of Shaker Road, 158 Shaker Road is located on the East side of Shaker Road

2) C20--areas for clearing:

Lot 1 (located adjacent to Shaker Road) will have an ~50' buffer between Shaker Road as currently exists. This lot was cleared in 2021 with large oak trees remaining at Shaker Road. Those trees will remain as currently stand except for any needing removal for road installation or dead/diseased.

Lot 2 (the back lot) will have an ~20' buffer running along the south line between adjacent properties with frontage on Adler. This area is currently comprised of large trees and natural vegetation.

Note: Buffer areas are subject to limited cutting of trees and vegetation. No buildings are to be located within the buffer zones. Forested buffers as shown on said plan shall be kept in a natural vegetative state with only dead/diseased trees or trees that present a safety hazard which may be removed in keeping with the Maine Department of Environmental Protection regulations chapter 500.

Note: Proposed driveways will adhere to the Town of Gray Street Ordinance, Chapter 400. No driveways will be permitted connecting to the end of the road or the hammerhead turnaround (see waiver request for "driveway" vice "street/road").

Note: Sprinkler installation is required for any dwelling located on the back lot (see waiver request).

401.13.8 Financial and technical capacity--n/a--this subdivision will create no financial obligations/commitments (e.g. install sewage disposal piping, establishment of a paved town approved road, etc.) with liabilities should the commitment not be completed.

401.13.15 Traffic report developed from the Trip Generation Manual (Institute of Transportation Engineers) estimates an increase of between 18 and 27 trips per day (18 if single family dwellings front and back, 27 if front lot is a duplex).

401.7.4 Required Submissions for which a Waiver may be granted

A. "High-Intensity Soil Survey

Prepared by a registered soil scientist identifying the soil types down to 1/8 acre or less at a scale equivalent to the subdivision plan submitted. The soils shall be identified in accordance with the National Cooperative Soil Survey. The map shall show the location of all test pits used to identify the soils, and shall be accompanied by a log of each sample point identifying the textural classification and the depth to a limiting factor such as seasonal high water table or bedrock AMENDED MAY 16, 2017 / EFFECTIVE JUNE 15, 2017 X:\ORDINANCE & POLICY\CHAPTER 401 SUBDIVISION\CH 401 SUBDIVISION ORDINANCE.DOCX 23 at that location. Single soil test pits and their evaluation for suitability for subsurface waste water disposal systems shall not be considered to constitute high intensity soil surveys."

Waiver Request Basis:

The entire property at 158 Shaker Road is comprised of a very thin top soil layer which transitions from sandy loam to loamy gravelly sand with no limiting factors identified (see attached Wetland Investigation and Soil Report, Mark Cenci Geologic). The Cenci Report discusses the general soil characteristics which may or may not be considered a "high intensity soil survey".

B. Hydrogeologic Assessment

A hydrogeologic assessment prepared by a certified geologist or registered professional engineer, experienced in hydrogeology, when:

- 1. Any part of the subdivision is located over a sand and gravel aquifer, as shown on a map entitled "Hydrogeologic Data for Significant Sand and Gravel Aquifers," by the Maine Geological Survey, 1998, File No. 98-138, 144 and 147; or
- 2. The subdivision has an average density of more than one dwelling unit per 100,000 square feet.

Waiver Request Basis:

This amendment to the original subdivision will result in a maximum of 3 families residing within the subdivision (2 structures with the possibility of the structure just off Shaker being a duplex. Current plans are for a single family house on the front and back lots, however, this request is for a single family on the back lot and potential duplex on the front lot) which will result in 1 structure/80,00+ square feet. Based on the soil found at this location, the impact of up to 3 families from a waste water management perspective is minimal, as referenced in the Cenci Report.

Waiver Request: Street Lighting

Waiver Request Basis:

Street Lighting—waiver requested as the proposed division of this lot will not create a highly traveled “street” but is creating a common driveway for 2 houses. Visibility in both the north and south directions is over 800’ as discussed in note 11 of the attached survey performed by Wayne Woods.

Waiver Request: Installation of a sprinkler system for a structure built within 600' of the existing hydrant on the west side of 158 Shaker Road.

Waiver Request Basis:

Based on proximity of 158 Shaker Road to both the local fire house (less than .4 miles) and nearest hydrant (located directly across route 26 from 156 Shaker or hydrant located on Adler) it is requested that the house built on the back lot, if within 600' of the existing hydrant, be granted a waiver of the requirement to meet the code for sprinkler, cistern, or installation of a new hydrant. If the closest part of said house is beyond 600' the requirement to meet the currently established fire fighting measures shall be required.

Waiver Request: 401.13.16-2, Minor Street Standards

Waiver Request Basis:

The application for amendment to the subdivision at 58 Shaker Road is to allow building of 2 houses. The only destination for drivers on the driveway is to access one or both of the two houses, it will be a residential driveway. Traffic on the driveway will be very minimal and maintenance of the driveway will be the responsibility of the respective land owners. Based on the extremely limited number of users, construction of a 16' wide road with 2' shoulders is excessive and an unnecessary financial burden as well as aesthetics consideration for the land owners who would be fully served with a 12' driveway. Additionally, a 12' wide driveway would still enable access by emergency vehicles.

Waiver Request:

401.7.3

B. Erosion and Sedimentation Control Plan

“An erosion and sedimentation control plan prepared in accordance with the Maine Erosion and Sediment Control Handbook for Construction, Best Management Practices, published by the Maine Department of Environmental Protection and the Cumberland County Soil and Water Conservation District, 1991. The Board may waive submission of the erosion and sedimentation control plan only if the subdivision is not in the watershed of a great pond, and upon a finding that the proposed subdivision will not involve road construction or grading which changes drainage patterns and if the addition of impervious surfaces such as roofs and driveways is less than five (5%) percent of the area of the subdivision. “

Waiver Request Basis:

The property in discussion is not located in a watershed of a great pond and road construction will have very minor impact on grading as the land parcel where road construction will take place has a very flat contour. Additionally, the “road” will be a driveway for a single house and the only other excavation planned would be trenching for utilities. Should electrical poles be installed vice buried electrical, boring for pole placement will also be performed. Road construction and grading will not change drainage patterns. The “road” will be of gravel construction which will not introduce impervious surfaces other than the asphalt apron located at the entrance to Shaker Road. Roof surfaces for the two lots will be substantially less than 5% of the subdivision lots.

C. Stormwater Management Plan

“A stormwater management plan, prepared by a registered professional engineer in accordance with the most recent edition of Stormwater Management for Maine: BMPS Technical Design Manual, published by the Maine Department of Environmental Protection, 2006. Another methodology may be used if the applicant can demonstrate it is equally applicable to the site. The Board may waive submission of the stormwater management plan only if the subdivision is not in the watershed of a great pond, and upon a finding that the proposed subdivision will not involve road construction or grading which changes drainage patterns and if the addition of impervious surfaces such as roofs and driveways is less than five (5%) percent of the area of the subdivision.

Waiver Request Basis:

Same basis as in B. above--The property in discussion is not located in a watershed of a great pond and road construction will have very minor impact on grading as the land parcel where road construction will take place has a very flat contour. Additionally, the “road” will be a driveway for a single house and the only other excavation planned

would be trenching for utilities. Should electrical poles be installed vice buried electrical, boring for pole placement will also be performed. Road construction and grading will not change drainage patterns. The "road" will be of gravel construction which will not introduce impervious surfaces other than the asphalt apron located at the entrance to Shaker Road. Roof surfaces for the two lots will be substantially less than 5% of the subdivision lots.

D. Phosphorus Management Plan

If any portion of the proposed subdivision is in the direct watershed of a great pond, has five (5) or more lots, and/or creates eight hundred (800) or more linear feet of street and/or driveway, the following shall be submitted or indicated on the plan:

Waiver Request Basis:

N/A—Plan is for 2 lots only and driveway length is less than 800' (planned driveway is ~508').

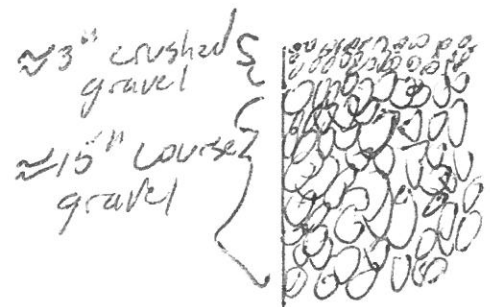
2nd Amendment to Earle and Nancy Wilson subdivision at 158 Shaker Road

Cross section of road: *From Table 401.13.16-2 for Minor Rural street*

Road will conform to Subdivision Ordinance for Minor Rural Street listed below or as approved by Town of Gray Engineer.

G. Aggregate sub-base course gravel 15 inches

H. Aggregate upper base crushed gravel 3 inches



Index for 2nd Amendment to Earle and Nancy Wilson Subdivision at 158 Shaker Road, Rte. 26 Gray, Maine.

1. Proposed name of the subdivision—see attached survey map. p. 1
2. Verification of right, title or interest in the property by deed, purchase and sales agreement, option to purchase, or some other proof of interest—see attached deed. p. 2
3. A standard boundary survey of the parcel, giving complete descriptive data by bearings and distances, made and certified by a professional land surveyor—see attached survey map. p. 1
4. A copy of the most recently recorded deed for the parcel—see attached deed. p. 2
5. A copy of any proposed deed restrictions intended to cover all or part of the lots, dwellings, or common land in the subdivision—N/A
6. An indication of the type of sewage disposal to be used in the subdivision. When sewage disposal is to be accomplished by subsurface waste water disposal systems, test pit analyses, prepared by a Licensed Site Evaluator or Certified Soil Scientist shall be provided (Cenci Report attached). A map showing the location of all test pits dug on the site shall be submitted (shown on survey map). p. 1, pp. 6--13
7. An indication of the type of water supply system(s) to be used in the subdivision. When water is to be supplied by a public water supply, a written statement from the servicing water district shall be submitted indicating there is adequate supply and pressure for the subdivision-see attached letter from Gray water district. p. 4-5
8. The date the plan was prepared, north point, and graphic map scale—see attached survey map and Cenci Report. p. 1, and pp. 6-13
9. The names and addresses of the record owner, applicant, and individual or company who prepared the plan—see attached survey map and adjoining property owners (town clerk to determine).
10. Wetland areas shall be delineated on the survey, regardless of size see attached survey map. p. 1
11. The number of acres within the proposed subdivision, location of property lines, existing buildings, vegetative cover type, unusually large specimen trees, if present, and other essential existing physical features—see attached survey map. p. 1
12. The location of all rivers, streams and brooks within or adjacent to the proposed subdivision. If any portion of the proposed subdivision is located in the direct watershed of a great pond, the application shall indicate which great pond—see attached survey map. p. 1
13. The zoning district in which the proposed subdivision is located and the location of any zoning boundaries affecting the subdivision—see attached survey map. p. 1

14. The location and size of existing and proposed sewers, water mains, culverts, and drainage ways on or adjacent to the property to be subdivided—see attached survey map. p. 1
15. The location, names, and present widths of existing streets, highways, easements, building lines, parks and other open spaces on or adjacent to the subdivision—see attached survey map. p. 1
16. The width and location of any streets, public improvements or open space shown upon the official map and the comprehensive plan, if any, within the subdivision—N/A--see attached survey map. p. 1
17. The proposed lot lines with approximate dimensions and lot areas—see attached survey map. p. 1
18. All parcels of land proposed to be dedicated to public use and the conditions of such dedication. N/A—no public use areas.
19. The location of any open space to be preserved or common areas to be created, and a general description of proposed ownership, improvement and management—N/A—no common ownership areas.
20. The area on each lot where existing forest cover will be permitted to be removed and converted to lawn, structures or other cover and any proposed restrictions to be placed on clearing existing vegetation—see attached survey map. p. 1
21. The proposed driveway access to the area of each lot that will be developed as indicated in Subsection 20, and any drainage or topographic features that must be crossed to access the proposed home site—see attached survey map. p. 1
22. [Adopted May 18, 2004] If any portion of the subdivision is in a flood-prone area, the boundaries of any flood hazard areas and the 100-year flood elevation, as depicted on the municipality's Flood Insurance Rate Map, shall be delineated on the plan—N/A—see attached survey map. p. 1
23. Areas within or adjacent to the proposed subdivision which have been identified by the Maine Department of Inland Fisheries and Wildlife Beginning with Habitat Project or within the comprehensive plan. If any portion of the subdivision is located within an area designated as a unique natural area by the comprehensive plan or the Maine Natural Areas Program or Maine Department of Inland Fisheries & Wildlife Beginning With Habitat Project the plan shall indicate appropriate measures for the preservation of the values which qualify the site for such designation—N/A
24. All areas within or adjacent to the proposed subdivision which are either listed on or eligible to be listed on the National Register of Historic Places, or have been identified in the AMENDED MAY 16, 2017 / EFFECTIVE JUNE 15, 2017 X:\ORDINANCE & POLICY\CHAPTER 401 SUBDIVISION\CH 401 SUBDIVISION ORDINANCE.DOCX 22 comprehensive plan or by the Maine Historic Preservation Commission as sensitive or likely to contain such sites—N/A.

Requests for Waiver pp. 14--20

DLN: 1002240184276

MAINE REAL ESTATE TAX-PAID

WARRANTY DEED(Statutory Short Form Deeds Act
33 M.R.S.A. § 761 et seq.)

Prepared by Law Office of Dawn D. Dyer, P. C. 936 Roosevelt Trail, Suite 4 Windham ME 04062-5654 (207) 893-8100 Deed preparer does not certify title.
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Ralph Vance Land Development, a corporate body duly organized and existing under the laws of the State of Maine, with a principal office in the Town of Windham, County of Cumberland and State of Maine and mailing address of 590 Roosevelt Trail, Windham, Maine 04062, for consideration paid, grants to **Thomas M. Fox and Beth A. R. Fox**, Trustees of the **Thomas and Beth Fox Revocable Trust dated December 19, 2019**, of the Town of Readfield, County of Kennebec and State of Maine and mailing address of 68 Sturtevant Hill Road, Readfield, Maine 04355, with **warranty covenants**, the land in the Town of Gray, County of Cumberland and State of Maine, bounded and described as follows:

A certain lot or parcel of land situated in Gray, County of Cumberland and State of Maine, on the easterly side of the road leading from Gray to Dry Mills and bounded and described as follows:

° Beginning at a stone post on the easterly side of said road leading from Gray to Dry Mills, the same being the southwesterly corner of land now or formerly, Mary Jane Morrill; thence North seventy-one and three fourths degrees ($71 \frac{3}{4}^\circ$) East fifty-seven rods and twenty links (57 rods - 20 links) to the center of a large rock; thence Northwesterly about forty (40) rods to an iron pipe; thence Northeasterly three rods and twelve feet (3 rods - 12 feet) to a stake and stones; thence Northwesterly one rod and seven links (1 rod - 7 links) to the corner of land of Merle Verrill or formerly so; thence Southwesterly on the line of Verrill's land about fifty-eight rods (58 rods) to the first mentioned road; thence Southeasterly on the side line of said road, on the easterly side thirty-two rods nine links (32 rods - 9 links) to the point of beginning, the same being a part of the Loring Field, so called.

Excepting Lots No. 2 and 3 as described in subdivision plan dated July, 1984, and recorded in the Cumberland County Registry of Deeds in Plan Book 144, Page 15.


P. 3
2/2

Being the same premises conveyed to Ralph Vance Land Development pursuant to Warranty Deed from Adam M. Wilson, dated February 27, 2021 and recorded in Cumberland County Registry of Deeds in Book 37889, Page 60.

For reference purposes, the herein-conveyed premises are identified on Town of Gray records as 158 Shaker Road, Tax Map/Lot 15-A-015-000-000.

Witness the hand and seal of Diane M. Vance in his/her capacity as Shareholder of Ralph Vance Land Development, duly authorized this date: February 23, 2022.

Ralph Vance Land Development

By: 
Print Name: Diane Vance
Its: Treas.

State of Maine
Cumberland County, ss.

February 23, 2022

Personally appeared the above-named Diane M. Vance in his/her capacity as Shareholder of Ralph Vance Land Development and acknowledged the foregoing instrument to be his/her free act and deed in said capacity and individually, and the free act and deed of said corporation. Before me,



Notary Public / Attorney-at-Law



P. 4

Gray Water District

P.O. BOX 196 80 SHAKER RD. GRAY, ME 04039-0196 (207) 657-3500

May 10, 2022

Town of Gray Planning Board
24 Main St
Gray, ME 04039

Re: Letter of Ability to Serve
Fox subdivision
Shaker Road

Dear Board Members:

Based on information provided by Beth Fox, it is my opinion that the Gray Water District does have the ability to provide domestic water service to the future homes at 158 Shaker Rd.

Sincerely,



Bill Gardner, GWD Superintendent

cc. Tom & Beth Fox

P.5

Gray Water District
PO Box 196, 80 Shaker Rd
Gray, ME 04039
Phone: 207-657-3500 Fax: 207-657-3277

APPLICATION FOR EXISTING WATER SERVICE:
 Please print unless otherwise noted

Applicant Name: Tom Fox Telephone No. 2074587184

Driver's License # or Other ID Information acceptable to the utility: 3419099 Email: one4allseasons12@att.net

Co-Applicant Name: Beth Fox Telephone No. 9203652907

Driver's License # or Other ID Information acceptable to the utility: 6307082 Email: tbfox2@gmail.com

Service Location: 158 Shaker Road, Gray, Maine

Mailing Address: 23 Toastie Walk, Brunswick, Maine 04011

Emergency Contact Name and Tel No (if different than above): _____

Applicant Employer Name, Address & Tel No: Retired

Co-Applicant Employer Name, Address & Tel No: Retired

The use of this service is Residential Commercial Mixed Residential/Commercial Industrial Fire Protection

0 % of building used for non-residential purposes (information required by Maine Revenue Services 207-624-9693)

Please state Business name, if applicable _____
(If business is tax-exempt entity, copy of certificate must be provided in order to receive the exemption)

Total number of persons residing at service location: 0 Customer Status: Owner Tenant

If Tenant, provide Owner(s) Name, Address & Telephone #: _____

Has Applicant or Co-Applicant previously had service with Gray W.D.? Yes No Years of Service _____

If yes, provide Account Name and/or Address: _____

Does anyone at the service location have a medical condition that requires life support equipment or that may require emergency restoration if water service is interrupted? Yes No

PLEASE READ PRIOR TO SIGNING BELOW: The undersigned hereby agree(s) to comply with all applicable Rules and Regulations of the Maine Public Utilities Commission, and with the Gray W.D. Terms and Conditions now in force or which may hereafter approved. The undersigned further agree(s) to be responsible for all payments for Applicant water service provided by the Gray W.D. until such time as Applicant properly notifies the Gray W.D. that service is terminated. The undersigned understand(s) that provision of incomplete or false information may result in referral to the appropriate law enforcement agency. The undersigned hereby give(s) the Gray W.D. permission to release any and all information which is deemed necessary to collect outstanding debts owed to the Gray W.D.. Read Terms and Conditions before signing listed signature fields

 Signature

 Date 05/06/2022

 Co-Applicant Signature

 Date _____

Effective date 05/06/2022

0.6



**Wetland Investigation and Soil Report
Proposed Duplex Subdivision
Shaker Road Parcel, Gray**

Date: March 15, 2021

To: Tony Vance
RVL D, Inc.
590 Roosevelt Trail
Windham, ME 04062

Wetlands Summary:

There are no wetlands or stream drainages on the property.

Soil and Wastewater Summary:

There are multiple areas on both proposed lots that are suitable for wastewater disposal.

Date of Investigation: March 12, 2021

Location of the Investigation:

The property investigated is located on Shaker Road, Gray. The parcel is identified as Lot 45-15 on Tax Map 20. The parcel is reported to be 4.4 acres in size.

Purposes of the Investigation:

The purposes of the wetland investigation are to identify and describe wetlands on the property according to definitions in the Maine Natural Resources Protection Act (the *NRPA*) to determine if specific alteration and filling permits are required and if there are

any setbacks required under the *NRPA*, to determine the Maine DEP jurisdictional status of any streams and to identify any potential vernal pools.

The purpose of the soil investigation is to identify, describe and locate representative suitable areas for wastewater disposal, according to the Maine Subsurface Wastewater Disposal Rules (the *Rules*), to accommodate a duplex on each of two proposed lots.

Methods of the Investigation:

A literature search and on-site investigations were made. The investigations were performed following the guidelines described in the 1987 Corps of Engineers Delineation Manual and the 2009 Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region. This procedure uses a multiple parameter approach that requires the presence of three primary components for an area to be identified as a wetland: 1) hydric soils; 2) predominance of hydrophytic vegetation; and 3) wetland hydrology.

A concept plan with LIDAR topography by Wayne T. Wood & Co. was used in the field during the investigation.

Soil test pits dug by hand with a shovel and soil probe were done for the on-site wastewater disposal investigation.

Site Location and Description:

The property is located on the northeasterly margin of a broad terrace feature located easterly of Libby Hill. Drainage is northeasterly to Mill Brook (see Figure 1).

The property is depicted as an association of Hinckley loamy sand and Windsor loamy sand on the *National Cooperative Soil Survey* (see Figure 2). These are soils that formed in sandy, gravelly glacial outwash plains. On-site soil testing agrees with this mapping.

There are no drainages mapped on the property. There are no wetlands mapped on the property on the National Wetlands Inventory.

Results of the Wetlands Investigation:

The property was walked and evaluated for any wetland conditions. The ravine was particularly reviewed. There was minimal snow cover on the ground and herb vegetation was visible. A soil auger boring was done to evaluate soil drainage conditions. No wetlands, stream drainages or vernal pools were found on the property.

Results of the Soil and Wastewater Disposal Investigation:

Soil test logs are attached. The soil is a sandy loam to loamy sand with no restrictive horizons or seasonally high-water table to at least 48 inches below the surface. The soils are rated Medium for wastewater disposal sizing by the Rules and are classified as 5B. Site reconnaissance indicates there are other suitable sites, not tested or located.

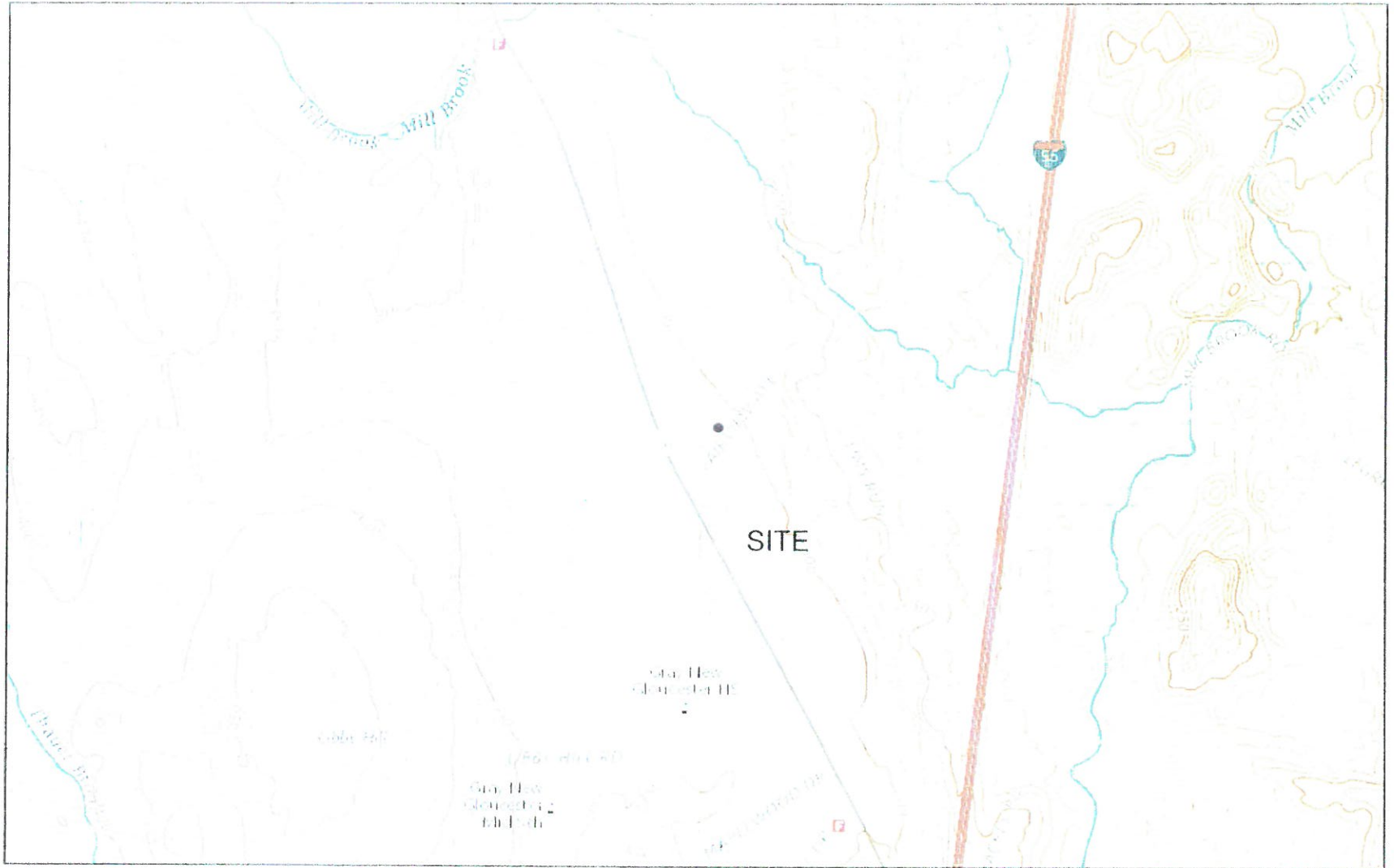
Typical four-bedroom duplex disposal areas are stone beds, 20' x 45' in size. The disposal systems do not need to be mounded above grade. Wastewater pump stations can be avoided by proper foundation planning. A 1500 gallon sized septic tank will be required for each duplex.

Further investigation will be required to design a system on any lot.



Mark Cenci
Maine Licensed Geologist #467
Maine Licensed Site Evaluator #262

Figure 1.



3/15/2021 10:20:58 AM

Normal Intermediate Contours

Normal Index Contours

1:18,056




































USGS The National Map National Boundaries Dataset 3DEP Elevation

USGS
2021 USGS

Soil Map—Cumberland County and Part of Oxford County, Maine
(Figure 2.)

MAP LEGEND

Area of Interest (AOI)			Spoil Area
	Area of Interest (AOI)		Stony Spot
Soils			Very Stony Spot
	Soil Map Unit Polygons		Wet Spot
	Soil Map Unit Lines		Other
	Soil Map Unit Points		Special Line Features
Special Point Features		Water Features	
	Blowout		Streams and Canals
	Borrow Pit	Transportation	
	Clay Spot		Rails
	Closed Depression		Interstate Highways
	Gravel Pit		US Routes
	Gravelly Spot		Major Roads
	Landfill		Local Roads
	Lava Flow	Background	
	Marsh or swamp		Aerial Photography
	Mine or Quarry		
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County and Part of Oxford County, Maine
Survey Area Data: Version 17, Jun 5, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 7, 2019—Jul 2, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BuB	Lamoine silt loam, 3 to 8 percent slopes	0.0	0.0%
HIB	Hinckley loamy sand, 3 to 8 percent slopes	28.0	52.3%
Sn	Scantic silt loam, 0 to 3 percent slopes	0.2	0.3%
SuC2	Suffield silt loam, 8 to 15 percent slopes, eroded	0.5	0.9%
WmB	Windsor loamy sand, 0 to 8 percent slopes	23.4	43.7%
WmC	Windsor loamy sand, 8 to 15 percent slopes	1.5	2.8%
Totals for Area of Interest		53.6	100.0%

Soil Map—Cumberland County and Part of Oxford County, Maine
(Figure 2)



P. 12

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
 Division of Health Engineering, Station 10
 (207) 287-5872 Fax: (207) 287-3165

Town, City, Plantation
GRAN

Street, Road, Subdivision
SHAKER ROAD

Owner or Applicant Name
TONY NANCE

SITE PLAN Scale 1" = _____ ft.

SITE LOCATION PLAN
 (map from Maine Atlas recommended)

SEE SIDE PLAN
 BY WAYNE T. WOOD & CO

SOIL PROFILE DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole # TP-1 Test Pit Boring
 " Depth of organic horizon above mineral soil _____"

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0	<u>SANDY LOAM</u>		<u>DK BRN</u>	
6	<u>LO</u>		<u>RED BROWN</u>	
12	<u>LO</u>	<u>LOOSE</u>	<u>TO</u>	
18	<u>LOAM</u>		<u>YELLOW</u>	
24	<u>GRAVELLY SAND</u>		<u>BROWN</u>	<u>NONE</u>
30			<u>GRAY</u>	
36	<u>LIMIT OF BORING</u>			
42				
48				

Soil Profile 5 Classification B Slope _____ Limiting Factor -
 Groundwater Restrictive Layer
 Bedrock Pit Depth

Observation Hole # TP-2 Test Pit Boring
 " Depth of organic horizon above mineral soil _____"

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0	<u>SANDY LOAM</u>		<u>DK BRN</u>	
6	<u>LO</u>		<u>YELLOW</u>	
12	<u>LO</u>		<u>BROWN</u>	
18	<u>LOAM</u>	<u>LOOSE</u>		
24	<u>SAND</u>			<u>NONE</u>
30			<u>GRAY</u>	
36	<u>LIMIT OF BORING</u>			
42				
48				

Soil Profile 5 Classification B Slope _____ Limiting Factor -
 Groundwater Restrictive Layer
 Bedrock Pit Depth

Site Evaluator Signature _____ SE # 262 Date 3-15-21 Page 2 of 3
 HHE-200 Rev. 10/02

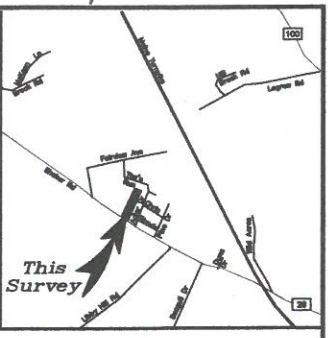
Approved by the Town of Gray Planning Board:

Signed: _____

Date: _____

NET RESIDENTIAL ACERAGE CALCULATIONS

Original Subdivision Area	566,129 sq.ft.
Wetland Area	0 sq.ft.
Slopes over 25%	63,995 sq.ft.
Poor Soils	0 sq.ft.
Special Flood Hazard Zones	0 sq.ft.
10% For Roads	502,134 sq.ft.
10% For Roads	50,213 sq.ft.
Net Residential Acreage	451,921 sq.ft.
451,921 sq.ft./ 80,000 sq.ft. per lot = 5.65 lots allowed	



PLAN REFERENCES

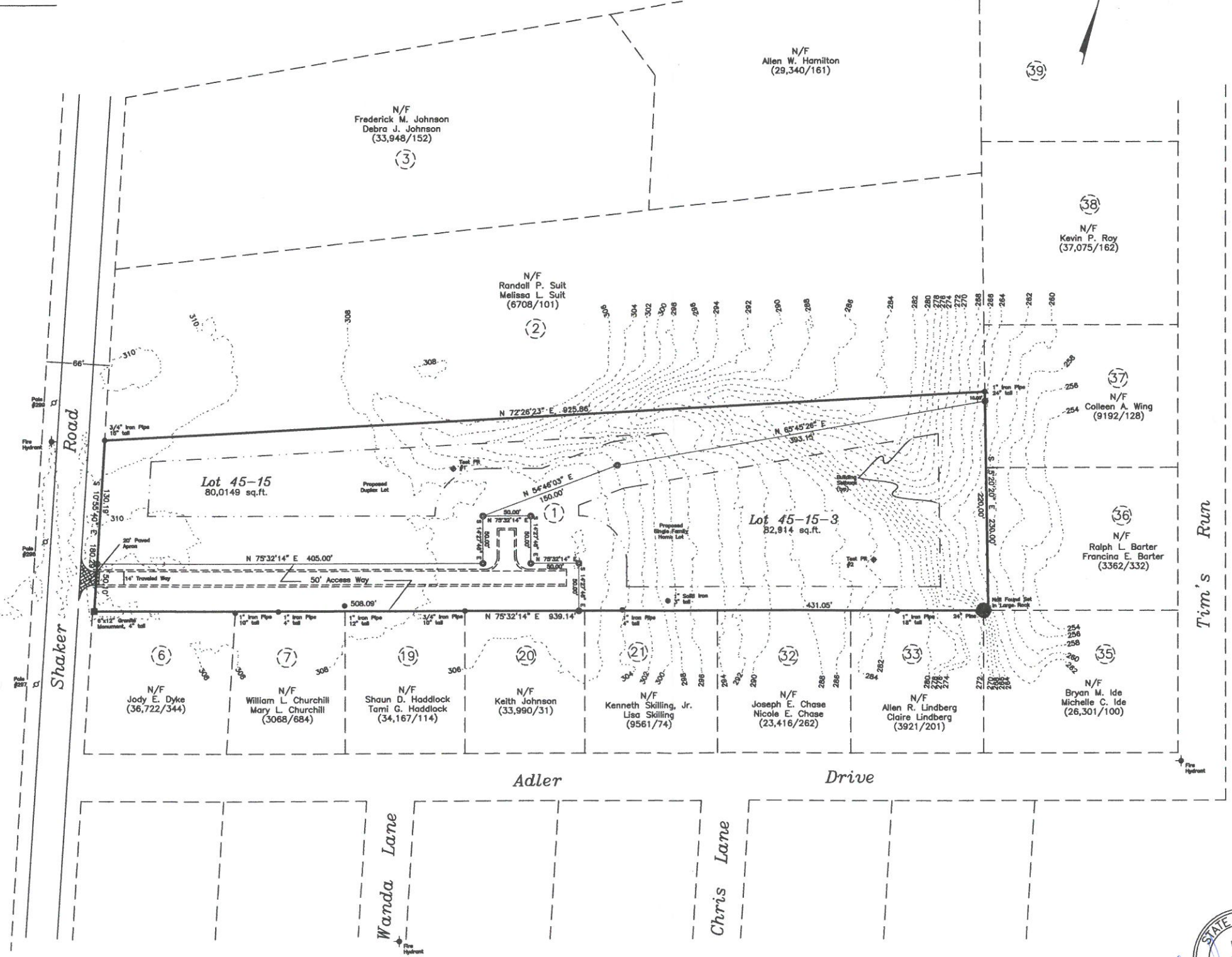
- "Amended Subdivision Plan ~ Lot 3 ~ Earle & Nancy Wilson Subdivision on Shaker Road, Gray, Maine for Owner of Record Cynthia A. Fitzpatrick dated December 2011 by Wayne T. Wood & Co recorded in Plan Book 212 page 40.
- "Standard Boundary Survey and Division of Property for Scott Liberty, Route 26, Gray, Maine" dated April 1987 by John D. Palmiter.
- "Subdivision Plan For Earle F. and Nancy C. Wilson, Route 26, Gray, Maine" dated July 1984 by John D. Palmiter recorded in Plan Book 144 page 15.
- "Frederick W. Adler Evergreen Grove Lots 36- 47" by H.I. & E.C. Jordan dated 6/22/71 recorded in Plan Book 92 page 6.
- "Plan of Property in Gray, Maine made for Frederick W. Adler Evergreen Grove Lots 21- 34" by H.I. & E.C. Jordan dated 9-26-1967 recorded in Plan Book 75 page 34.
- "Gray, Maine ~ Frederick W. Adler Evergreen Grove Lots 13 -26" dated 12-17-1964 recorded in Plan Book 68 page 30.
- "Gray, Maine Evergreen Grove ~ Frederick W. Adler dated 1-20-1964 added Lots 7-13 May 18, 1964 recorded in Plan Book 37 page 34.
- "Amended Lot #1 Earle & Nancy Wilson Subdivision on Shaker Road Gray, Maine for Ralph Vance Development" dated March 2021 by Wayne T. Wood & Co.

NOTES

- Owner of record is Thomas & Beth Fox Revocable Trust by deed recorded in the Cumberland County Registry of Deeds in book 39204 page 212.
- This parcel is shown on the Town of Gray Tax Map #20 as Lot #45-15.
- All bearings are referenced to Magnetic North of the year 1984 as per the plan in Plan Reference #3 and are calculated from angles of an actual on the ground survey.
- This property is in the (RRA) Rural Residential & Agriculture Zone.
- There is no Special Flooding zone as defined by FEMA on this site.
- This plan amends the plan in reference 3 by dividing Lot 1 into 2 lots.
- The soils and wetlands information on this plan is from Mark Cenci Geologic, Inc. There are no wetlands on this site.
- The Elevation contours shown on this plan are for the MEGIS website for LIDAR contours.
- These lots will be served by public water.
- Vance Drive as shown on this plan will be constructed to the Minor Rural Street standards per table 401.13.16-2.
- The sight distance for Vance Drive exceeds 800 feet in both directions.
- There are no areas in or around this amendment that are listed on the National Register of Historic Places or by the Maine Historic Preservation Commission.
- There are no areas in or around this amendment that are listed by the Maine Department of Inland Fisheries & Wildlife as in there Beginnings with Habitat Project.
- This project is expected to generate an additional 30 traffic trips per day.
- Location of structures and septic systems to be determined by lot owners.

LEGEND

- Iron Pipe or Pin Found
- Granite Monument Found
- ⊙ 5/8" Capped Rebar (#1328) to be set
- ⊕ Utility Pole
- ⊕ Soils Test Pit
- N/F Now or Formerly of
- (6708/101) CCRD Deed Reference
- (6) Original Lot Number
- Building Setback Line
- Elevation Contour Line
- ⊕ Fire Hydrant



Tim's Run



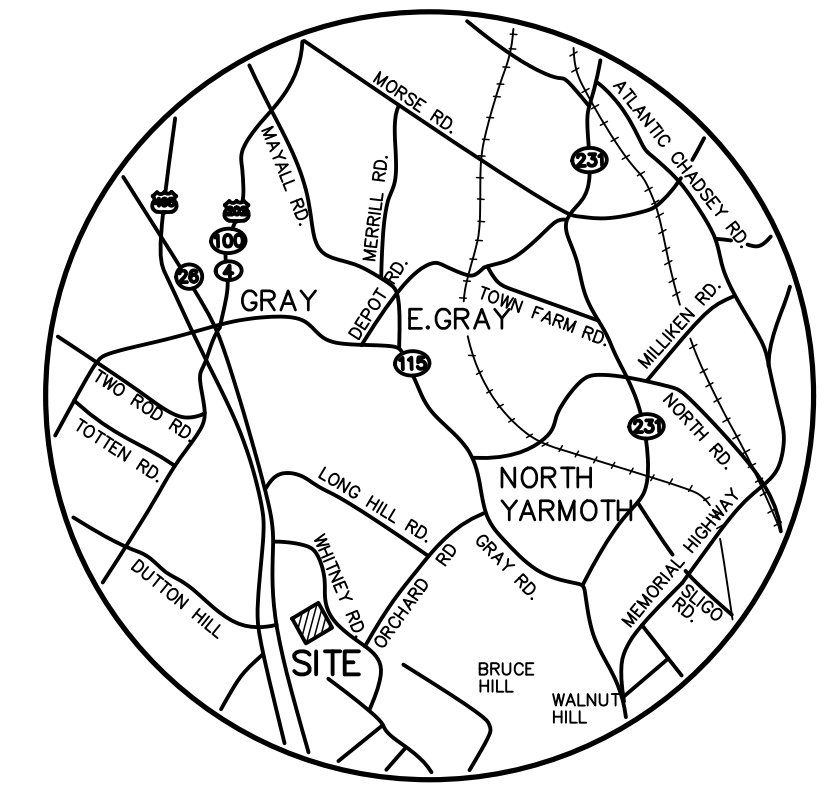
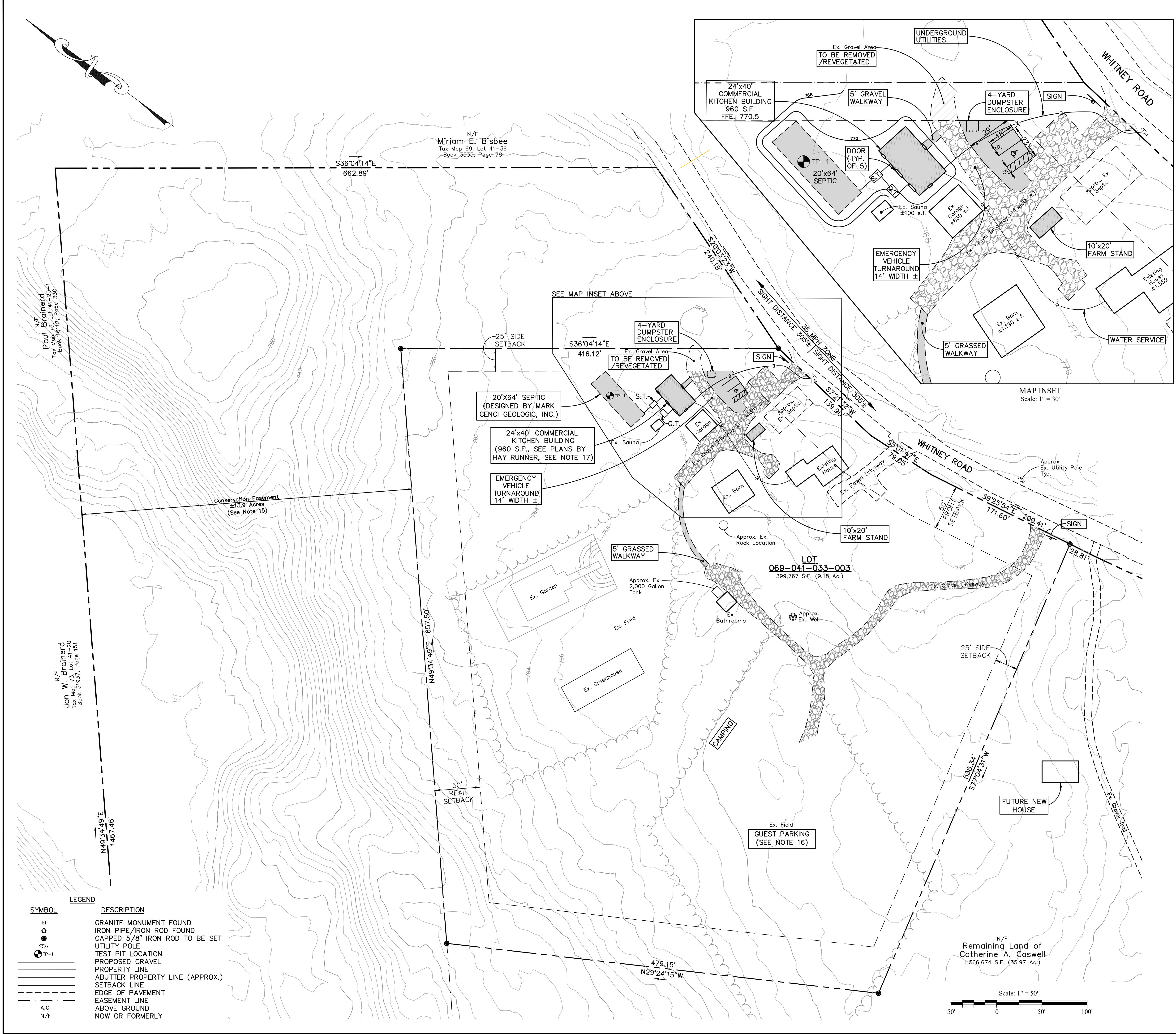
State of Maine, Cumberland ss.
Registry of Deeds
Received _____, 20____
at _____ h _____ m _____ and recorded in
Plan Book _____ Page _____
Attest: _____
Register



Lot 1
2nd Amendment
Earle & Nancy Wilson Subdivision
On
Shaker Road
Gray, Maine
For Record Owner
Thomas and Beth Fox Revocable Trust
23 Toastle Way Brunswick, ME 04011

WAYNE T. WOOD & CO.
30 Wood Drive
Gray, Maine 04039
Drawn By: WTW/KIW
Scale: 1"=60'
Checked By: WTW
Field Crew: JW/BR

Date
June 2022
Job No.
221035A



LOCATION MAP
SCALE: 1" = 2 MILES

- NOTES:
- OWNER/APPLICANT: CATHERINE A. CASWELL
120 WHITNEY ROAD
GRAY, ME 04039
 - ENGINEER: ANDREW MORRELL PE# 13285
BH2M
3808 MAIN STREET
GORHAM, ME 04038
 - SURVEYOR: DARREN J. HARDY PLS#2371
WSP USA INC.
9 EXECUTIVE PARK DR, SUITE 101
MERRIMACK, NH 03054
 - WETLANDS/TEST PITS/SEPTIC: MARK CENCI GEOLOGIC, INC.
93 MILL ROAD
NORTH YARMOUTH, ME 04097
 - DEED REFERENCES: BK. 15618, PG. 39
 - TAX MAP REFERENCES: MAP 69, LOT 41-33
MAP 73, LOT 41-33-1
MAP 73, LOT 41-33-2
 - ZONING: RURAL RESIDENTIAL & AGRICULTURE (RRA)
 - AREA OF PARCEL: 1,966,441 ± S.F. (45.14 ± AC.)
 - MINIMUM STANDARDS: MIN. LOT SIZE - 80,000 S.F.
FRONTAGE - 200' MIN.
SETBACKS - 50' FRONT
25' SIDE
50' REAR
 - SEWER SERVICE: SUBSURFACE WASTEWATER DISPOSAL SYSTEM
(DESIGNED BY MARK CENCI GEOLOGIC, INC.)
 - WATER SERVICE: EXISTING ONSITE WELL
 - ELEC./TEL./CABLE: OVERHEAD-FROM EX. POLES ALONG WHITNEY ROAD
 - CONTOURS: MAINE GIS 2' CONTOURS
 - PLAN REFERENCES: A. "PLAN OF LAND ON WHITNEY ROAD, GRAY, MAINE
MADE FOR CATHERINE A. CASWELL", DATED MARCH 22,
2022, BY WSP USA INC.
B. "STANDARD BOUNDARY SURVEY FOR STANLEY M. BRAINER"
BY JOHN D. PALMITER, PLS #1057 ON JUNE 28, 1997 AND
RECORDED IN BOOK 197 PAGE 317 IN THE CUMBERLAND
COUNTY REGISTRY OF DEEDS.
C. "STANDARD BOUNDARY SURVEY MADE FOR CATHERINE A.
CASWELL" BY OWEN HASKELL, INC. RECORDED IN BOOK 206
PAGE 236 IN THE CUMBERLAND REGISTRY OF DEEDS.
 - ORIGINAL CONSERVATION EASEMENT GRANTED TO THE TOWN OF GRAY, C.C.R.D. BOOK
3662, PAGE 91. REFERENCED TO THIS AREA PER PLAN REFERENCE 14A.
 - PARKING TO ACCOMMODATE KITCHEN WILL BE VIA THE EXISTING GUEST PARKING AREA ON
SOUTHERN PORTIONS OF THE SITE.
 - FOR ADDITIONAL UTILITY LOCATIONS AND DRAINAGE INFORMATION FOR THE COMMERCIAL
KITCHEN BUILDING SEE SITE PLAN SUBMITTED BY HAY RUNNER.
 - WETLANDS ON THE PARCEL ARE SUMMARIZED IN THE REPORT BY MARK CENCI GEOLOGIC,
INC. DATED JULY 9, 2013. WETLANDS CANNOT BE SEEN IN THIS PLAN VIEW AS THEY ARE
LOCATED ON THE SOUTHERN EXTENTS OF THE PARCEL.
 - PARKING SPACE SUMMARY: 2 SPACES PROPOSED (1 ADA)
 - NO WETLANDS WERE FOUND ON PROPOSED LOT. WETLANDS WERE FOUND ON THE
SOUTHERN PORTIONS OF APPLICANT'S PARCEL (SEE SURVEY PLAN BY WSP USA INC. -
PLAN REFERENCE 14A ABOVE)

THIS PLAN REVIEWED AND APPROVED BY THE TOWN
OF GRAY PLANNING BOARD.

DATE _____

CHAIR	DESIGNED	DATE
_____	A. Morrell	August 2022
_____	DRAWN	SCALE
_____	Dept.	1" = 50'
_____	CHECKED	JOB. NO.
_____	A. Morrell	22165

NO.	DATE	REVISION DESCRIPTION
1	8/12/22	Submitted Site Plan to Town
2	8/26/22	Revised per Town Comments
3	8/29/22	Revised per Town Comments
4	8/30/22	Revised per Town Comments
5	9/28/22	Revised per Town Comments
6	10/12/22	Revised per Town Comments
7	10/24/22	Revised per Town Comments



BH2M
Berry, Huff, McDonald, Milfigan Inc.
Engineers, Surveyors
3808 Main Street
Gorham, Maine 04038
Tel. (207) 839-2771
www.bh2m.com

FOR
Catherine A. Caswell
120 Whitney Road
Gray, Maine 04039

SITE PLAN
COMMERCIAL KITCHEN BUILDING
WHITNEY ROAD
GRAY, MAINE

SHEET
1

REPRODUCTION OR REUSE OF THIS DOCUMENT WITHOUT THE EXPRESSED WRITTEN CONSENT OF BH2M INC. IS PROHIBITED.



Primary Similar use is Article 4 Zoning Districts-Purposes of the Rural Residential and Agricultural District

10/16/2022

Planning Board,

I would like to seek an updated conditional use vote to change the similar use approval from October 4th 2022 for 120 Whitney Road property located on Map 69, lot 41-33 in a RRA zone in Gray Maine. The current approval for my similar use includes workshops of 2-3 a month would be between 2-4 hours each, including a food component. The group size for these events was proposed at approximately 10-12 participants.

I would like to increase this number to provide some room for growth and the ability to flex and meet the demand should it arise. I now believe that workshops in this space will be well attended and as a result I would like to propose 3-6 events monthly, still consisting of 2-4 hours each and to accommodate up to 12-20 participants

Thank you for your consideration.

Catherine Caswell
120 Whitney Road
Gray, Maine 04039
207.650.0481



October 21, 2022
21936-01

Kristen Muszynski, Town Planner
Town of Gray
24 Main Street
Gray, ME 04039

**Sketch Plan Application, Lawrence Road Parcel,
118 Lawrence Road, Tax Map 57, Lot 22-1, Mark Johnston and Elizabeth Corkum**

Dear Kristen:

On behalf of Mark Johnston and Elizabeth Corkum, we are pleased to submit the enclosed concept plan, application, and required attachments for the Sketch Plan submission for a proposed Subdivision to be located off Lawrence Road. The property consists of approximately 45 acres located in the RRA Zoning District. The applicant proposes to subdivide the property to provide one single-family house lot meeting the space and bulk requirements for the RRA Zone and a remaining portion of the existing lot to be developed with a duplex. Access to the lots is proposed via a new roadway which will be approximately 1,100 feet in length and culminate in a hammerhead. The roadway is proposed to be designed and constructed to Town standards for a local residential access road with the intent of conveying the completed road to the Town.

As shown on the Concept Plan, access to the site will consist of one roadway entrance on Lawrence Road directly across from Poplar Ridge Road. Since there is no water or sewer connections available in Lawrence Road, water and sanitary service will consist of individual wells and subsurface sewage disposal systems. Electrical and telephone service will be extended underground from the existing overhead lines on Lawrence Road. Drainage ditches will be proposed along the shoulder to capture the runoff and direct via subsurface storm drain lines to a stormwater BMP to be installed near the terminus of the roadway. Accordingly, the lots are designed at 200 feet of road frontage and 35,000 sf of minimum lot area as required in the RRA Zone.

We look forward to meeting with the Planning Board at their next regularly scheduled meeting to present the proposal in more detail. Upon your review of this application, however, please call with any questions or if you require additional information. Based upon comments received during the Sketch Plan review, the applicant intends to prepare a complete Preliminary Subdivision Plan Application for submission and review. Thank you for your consideration.

Sincerely,

SEBAGO TECHNICS, INC.



Dylan J. Stuart
Civil Engineer

DJS:
Enc.

cc: Mark Johnston, Elizabeth Corkum



**PLANNING BOARD/STAFF REVIEW COMMITTEE APPLICATION
TOWN OF GRAY MAINE**

PROPERTY TO BE DEVELOPED

Property Location/Address	118 Lawrence Road	Property Map/Lot	57 - 22 - 1
Zoning District	RRA	Lot Acreage	45
Owner Name	Mark Johnston, Elizabeth Corkum	Tax Sheet	
Owner Address	244 Kerns Hill Road, Manchester, ME	Owner Phone	(207) 242-4802

APPLICANT

Name (IF different than owner)		Contact Phone Number	
Mailing Address		Alternate Phone Number	
Mailing City/State/Zip		Fax Number	
Email Address			

AGENT/CONSULTANT

Name	Sebago Technics, Inc.	Contact Phone Number	(207) 200-2093
Mailing Address	75 John Roberts Road, Suite 4A	Alternate Phone Number	
Mailing City/State/Zip	South Portland, ME	Fax Number	(207) 856-2206
Email Address	dstuart@sebagotechnics.com		

PROJECT

The undersigned requests that the Town of Gray Planning Board consider the following application for:

<input checked="" type="checkbox"/> Subdivision × Sketch Plan Review Preliminary Plan Review (Major) Final Plan Review (Major) Minor <input type="checkbox"/> Site Plan Review Pre-Application Conference Minor Major <input type="checkbox"/> Shoreland Zoning Permit	<input type="checkbox"/> Other (specify) Conditional Use Amendment Extension Workshop Contract Zone Request
--	---

Project Description / Comments:

Subdivision of existing 45 acre lot to propose new roadway to serve 2 lots. The first lot is to be sold off to a different owner and the remaining lot will be kept under the land owner. The owner proposes to construct duplex units on the remaining parcel.

Applicant Signature	Date 10/20/22
----------------------------	----------------------

AGENT AUTHORIZATION

APPLICANT/ OWNER	Name	Mark Johnston, Elizabeth Corkum		
PROPERTY DESCRIPTION	Physical Address	Lawrence Road, Gray, ME	Map	57
			Lot	22-1
APPLICANT'S AGENT INFORMATION	Name	Dylan Stuart		
	Phone	(207) 200-2093	Business Name & Mailing Address	Sebago Technics, Inc. 75 John Roberts Road, Suite 4A South Portland, Maine 04106

Mark Johnston 10/20/22

APPLICANT SIGNATURE DATE
[REDACTED]

PLEASE TYPE OR PRINT NAME HERE

APPLICANT'S AGENT SIGNATURE DATE

Dylan Stuart

PLEASE TYPE OR PRINT NAME HERE

21936

WARRANTY DEEDDLN: 1002140130892

NICHOLAS VOLTOLINA, of Falmouth, Maine, for consideration paid, grants to **MARK L. JOHNSTON** and **ELIZABETH G. J. CORKUM**, with a mailing address of 244 Kerns Hill Road, Manchester, ME 04351, with **WARRANTY COVENANTS**, *as joint tenants*, the real property located in the Town of Gray, Cumberland County, State of Maine, and the buildings and improvements thereon, more particularly described as follows:

PARCEL ONE:

A certain lot or parcel of land situated on the southeasterly side of the road from Gray Corner by West Gray to Windham, now identified as State Route 202, and being more particularly bounded and described as follows:

Beginning at an iron pipe set in the ground on the southeasterly side line of said Route 202, which said point marks the northeasterly corner of land conveyed to Philip H. Grondin et al. by deed of George Harmon et al. dated November 25, 1969 and recorded in the Cumberland County Registry of Deeds, Book 3110, Page 352; thence in an easterly direction along said Route 202 for a distance of one thousand, one hundred (1,100) feet, more or less, to an iron pipe and the northwesterly corner of land now or formerly of Fagerskog; thence in a southeasterly direction following a stone wall and the line of land of Fagerskog for a distance of one thousand, three hundred thirty-seven and five-tenths (1,337.5) feet, more or less, to a point and land now or formerly of Spaulding Schultz et al.; thence running in a southwesterly direction along said land of said Schultz for a distance of three hundred ninety (390) feet, more or less, to an iron pipe; thence in a southwesterly direction along said land of said Schultz for a distance of three hundred two and five-tenths (302.5) feet to an iron pipe and a stone wall; thence in a southwesterly direction along said stone wall and said land of Schultz for a distance of seven hundred (700) feet, more or less, to a point and land of Philip H. Grondin; thence turning in a northwesterly direction and following the line of said land of Grondin for a distance of one thousand, six hundred forty (1,640) feet, more or less to the point of beginning.

Excepting, however, the land and buildings conveyed, and subject to the easements granted, by deed from Philip H. Grondin and Bette J. Grondin to Gary M. Connell and Melissa J. Connell,

dated December 16, 2016, recorded at Book 33679, Page 318 of the Cumberland County Registry of Deeds.

To the extent applicable, this conveyance is made subject to rights granted in the following deeds: Deed of Clarence A. Libby to the New England Telephone Company dated September 21, 1912 and recorded in said Registry, Book 903, Page 154; Deed of Clarence A. Libby to the State of Maine recorded in said Registry, Book 1850, Page 71.

PARCEL TWO:

A certain lot or parcel of land with the buildings thereon, situated in the Town of Gray on the easterly side of the highway leading from Gray Corner to West Gray, known as the Wilmer Knight place, more particularly described as follows:

Beginning at a point at the intersection of the highway leading from Gray Corner to West Gray and the road leading from said highway to Dutton Hill, known as and called the Dutton Hill Road; thence southeasterly by the line of said Dutton Hill Road to land now or formerly of the heirs of Henry Lawrence; thence running in a northeasterly direction along the line of said Lawrence heirs to the line of land now owned by Clarence Libby; thence in a general southwesterly direction along the lines of said Libby land to the line of the highway first mentioned; thence along the line of the highway in a general southerly direction to the point of beginning.

This conveyance is made subject to the reservation of rights to take water from the spring located on the above granted property as described in a deed from Martha J. Knight to Leah G. Crandall, dated April 16, 1945 and recorded in the Cumberland County Registry of Deeds, Book 1779, Page 150, to which deed reference is hereby made.

Excepting, however, the land and buildings conveyed, and subject to the easements granted, by deed from Philip H. Grondin and Bette J. Grondin to Gary M. Connell and Melissa J. Connell, dated December 16, 2016, recorded at Book 33679, Page 318 of the Cumberland County Registry of Deeds; deed from Philip H. Grondin and Bette J. Grondin to Darren J. Milliken and Sarah A. Milliken, dated October 8, 1999, recorded at Book 15105, Page 269 of the Cumberland County Registry of Deeds; deed from Leah C. Crandall to the State of Maine dated October 24, 1946 and recorded in the Cumberland County Registry of deeds in Book 1850, Page 73; deed from Philip H. Grondin and Bette J. Grondin to Ronald N. Lavoie and Karen A. Lavoie dated February 21, 1974 and recorded in said Registry of Deeds in Book 3515, Page 210; Deed from Philip H. Grondin and Bette J. Grondin to Central Maine Power Company dated July 17, 1978 and recorded in said Registry of Deeds in Book 4278, Page 285; and a deed from Philip H. Grondin and Bette J. Grondin to Rene L. Perron and Susan P. Perron dated January 1, 1986 and recorded in said Registry of Deeds in Book 7503, Page 27.

Together with and subject to all rights, easements, restrictions, covenants and conditions, for BOTH parcels set forth above, of record in the Cumberland County Registry of Deeds.

Meaning and intending to convey the premises described in deed of Bette Jane Grondin, Trustee of the Bette Jane Grondin Trust u/a/d/ May 8, 2013 to Nicholas Voltolina dated May 6, 2020 and recorded in Cumberland County Registry of Deeds in Book 36669, Page 130.

WITNESS my hand and seal this 29th day of January, 2021.



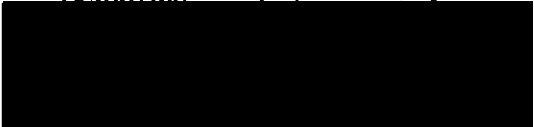
NICHOLAS VOLTOLINA

STATE OF MAINE
COUNTY OF Cumberland

JAN 29th, 2021

Personally appeared the above named **Nicholas Voltolina** and acknowledged the foregoing instrument to be his free act and deed.

Before me



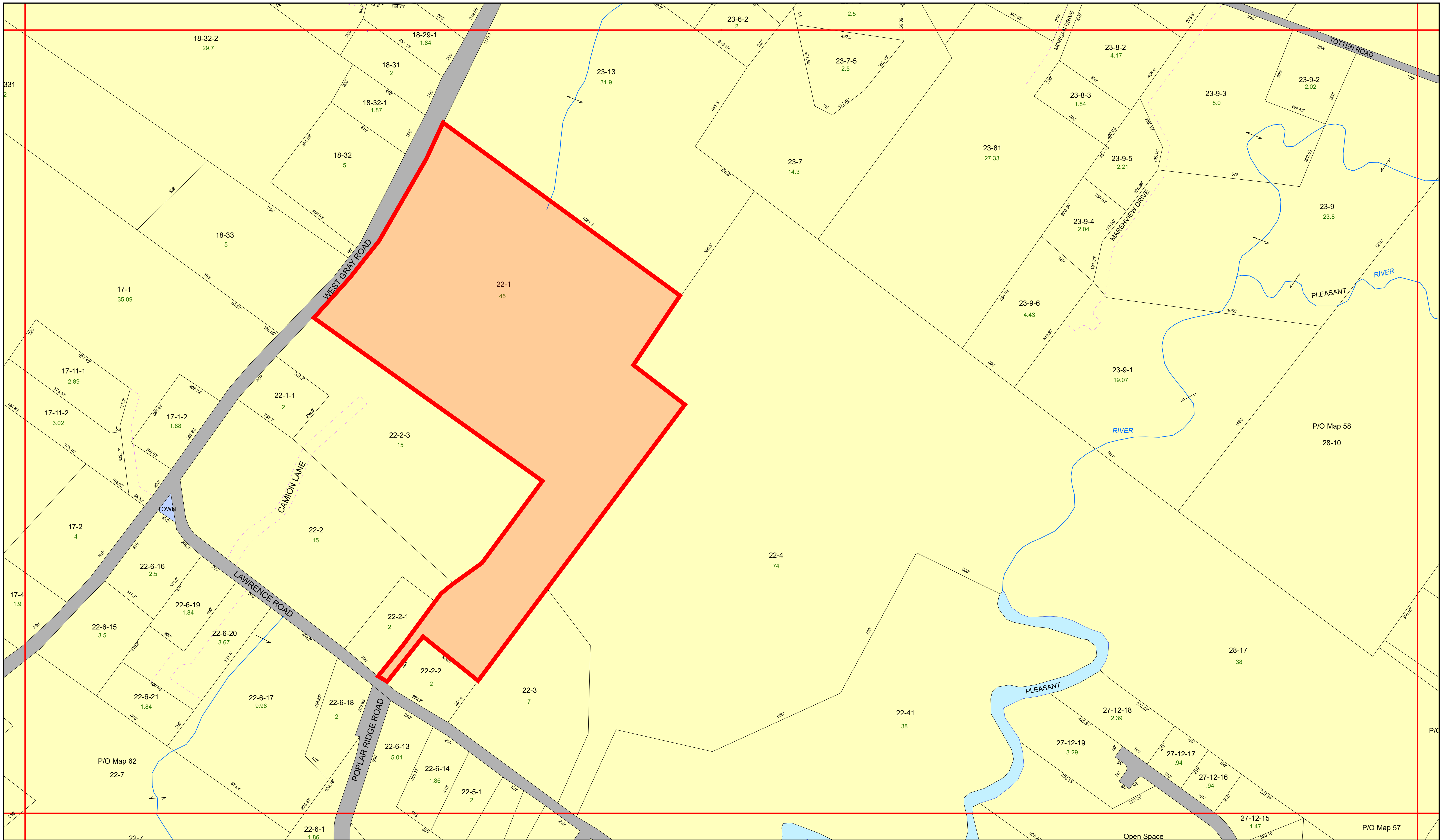
Notary Public

Print Name:

Commission Expires:

LD/wkh
T-5045

TRAVIS N. ROWELL
Notary Public, Maine
My Commission Expires December 8, 2021



Maps Prepared by:

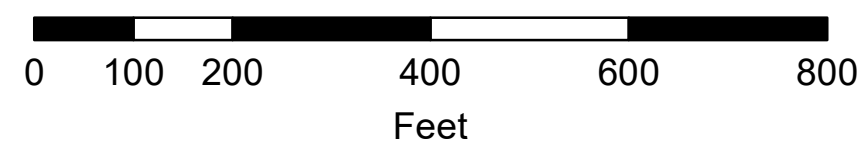


207.846.2355
www.spatialalternatives.com

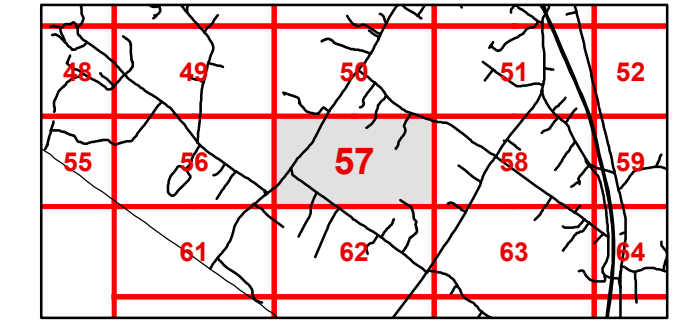
Tax Sheets are intended for assessing purposes only.
Boundary locations are approximate and should not be used for conveyance of property.

- | | | |
|---------------------|---------------------|------------|
| Misc Lines | Tax Parcels | ROW |
| — Hooks | ■ Parcels | ■ Railroad |
| - - - MISC | ■ Town | ■ Utility |
| - - - ROW; EASEMENT | ■ Roads | ■ Water |
| — Streams | ■ Condo/Mobile Home | |
| — Adjoining Roads | | |

Town of Gray, Maine



Index Map



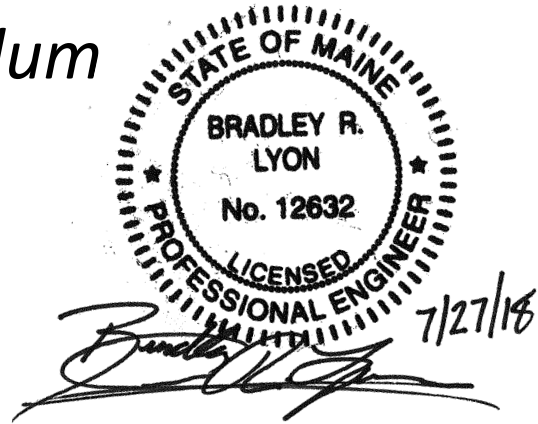
Gray Tax Map 57

Map updated to: April 1, 2019

Memorandum

07428

To: Matthew Ek, PLS, LLS, Sebago Technics, Inc.
From: Bradley Lyon, P.E., PTOE, Sebago Technics, Inc.
Date: July 27th, 2018
Subject: Sight Distance for 118 Lawrence Road, Gray



Per your request, we have measured the sight distance for 118 Lawrence Road in Gray. The measurements were performed on Friday, July 27th, 2018 in accordance with Chapter 402 of the Gray Ordinance, Section 402.10.11.B, Site Development Standards for Site Plan Review. These standards require the following sight distances:

Sight Distance Standards

<i>Speed Limit (MPH)</i>	<i>Sight Distance (Feet)</i>
25	200
30	250
35	305
40	360
45	425
50	495
55 & Over	570

**Standards taken from Table 1C of the Gray Zoning Ordinance*

Lawrence Road has a posted speed limit of 35 MPH, therefore an unobstructed sight distance of 305 feet is required. Sight distance was measured using a height of eye of 3.5 feet located 10 feet behind the traveled way with a height of object of 4.25 feet located in the center of the opposing travel lane.

Using this criteria, sight distance was found to be approximately 600 feet looking to the right (to the West) with tree growth combined with the vertical curve in Lawrence Road restricting sight distance beyond this as shown below:

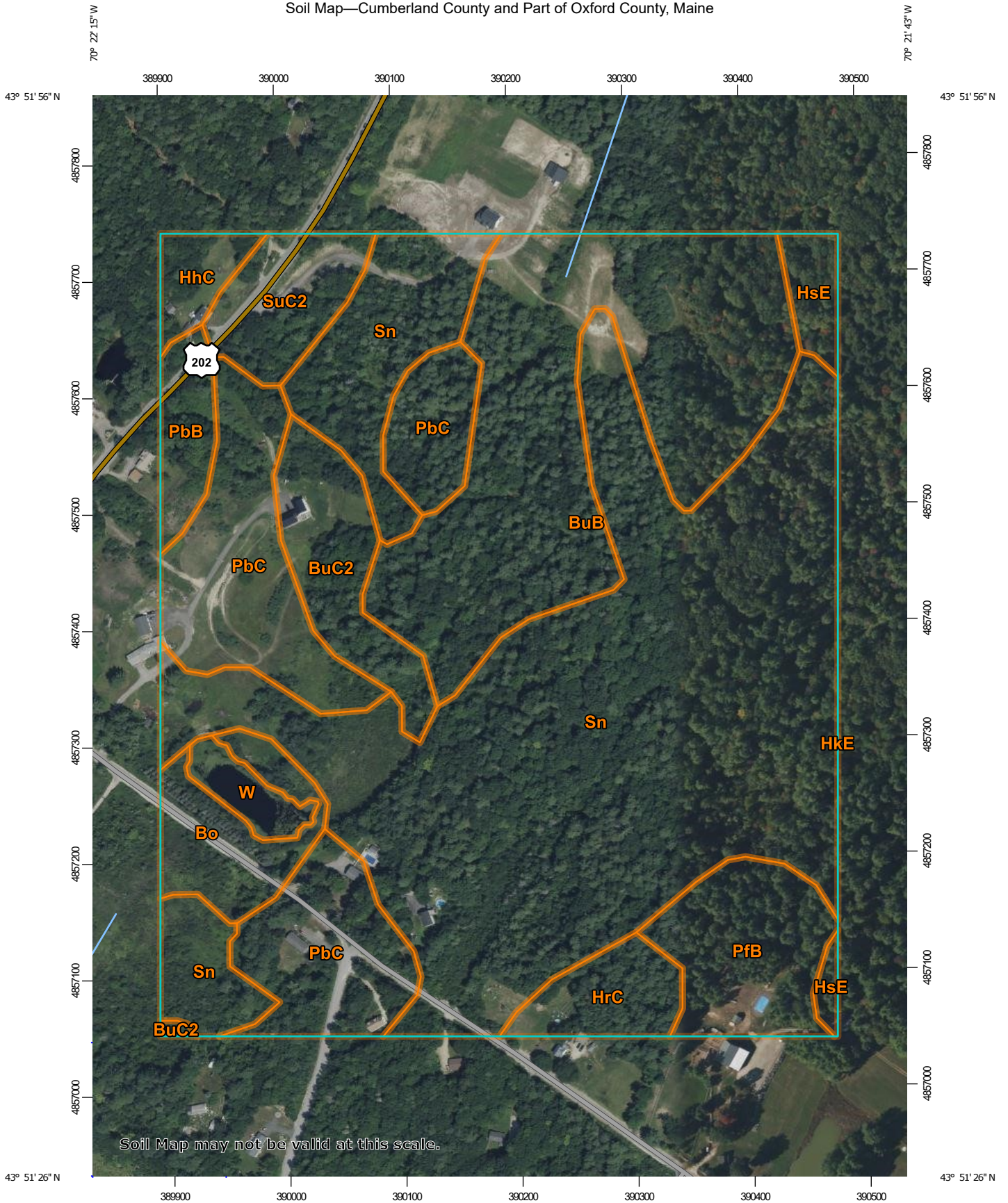


Sight distance was found to be approximately 150 feet looking to the left (to the East) with the tree line and the mound present off the side of the road restricting sight distance beyond this as shown below:

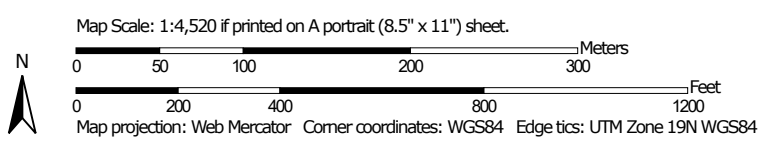


Given this information, it appears that sight distance looking to the left does not meet the Town of Gray's Sight Distance Standards as it is short by approximately 155 feet. If the mound was able to be regraded down to street level along with the tree line trimmed back it appears that the required sight distance of 305 feet could be met. It should also be noted that Lawrence Road goes downhill in this direction with the crest occurring in the vicinity of the driveway but this did not seem to interfere with the sight line itself.

Soil Map—Cumberland County and Part of Oxford County, Maine




Soil Map may not be valid at this scale.




MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County and Part of Oxford County, Maine
Survey Area Data: Version 19, Aug 30, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 19, 2020—Oct 7, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Bo	Biddeford mucky peat, 0 to 3 percent slopes	3.2	3.3%
BuB	Lamoine silt loam, 3 to 8 percent slopes	18.4	18.5%
BuC2	Buxton silt loam, 8 to 15 percent slopes	4.0	4.0%
HhC	Hermon sandy loam, 8 to 15 percent slopes, very stony	1.3	1.3%
HkE	Hermon sandy loam, 20 to 60 percent slopes, extremely stony	0.0	0.0%
HrC	Lyman-Tunbridge complex, 8 to 15 percent slopes, rocky	2.2	2.2%
HsE	Lyman-Abram complex, 15 to 35 percent slopes, very rocky	1.4	1.5%
PbB	Paxton fine sandy loam, 3 to 8 percent slopes	1.8	1.8%
PbC	Paxton fine sandy loam, 8 to 15 percent slopes	13.2	13.3%
PfB	Paxton very stony fine sandy loam, 3 to 8 percent slopes	4.7	4.7%
Sn	Scantic silt loam, 0 to 3 percent slopes	45.3	45.4%
SuC2	Suffield silt loam, 8 to 15 percent slopes, eroded	3.0	3.0%
W	Water	1.1	1.1%
Totals for Area of Interest		99.9	100.0%

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- N/F NOW OR FORMERLY
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- PAVEMENT PAINT
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- WELL
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- UTILITY POLE
- BOULDER
- WETLAND FLAG
- WF A# WETLAND FLAG ID

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 BM-2 SPIKE IN 20" OAK ELEVATION: 254.43' (NAVD88)
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7. UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D

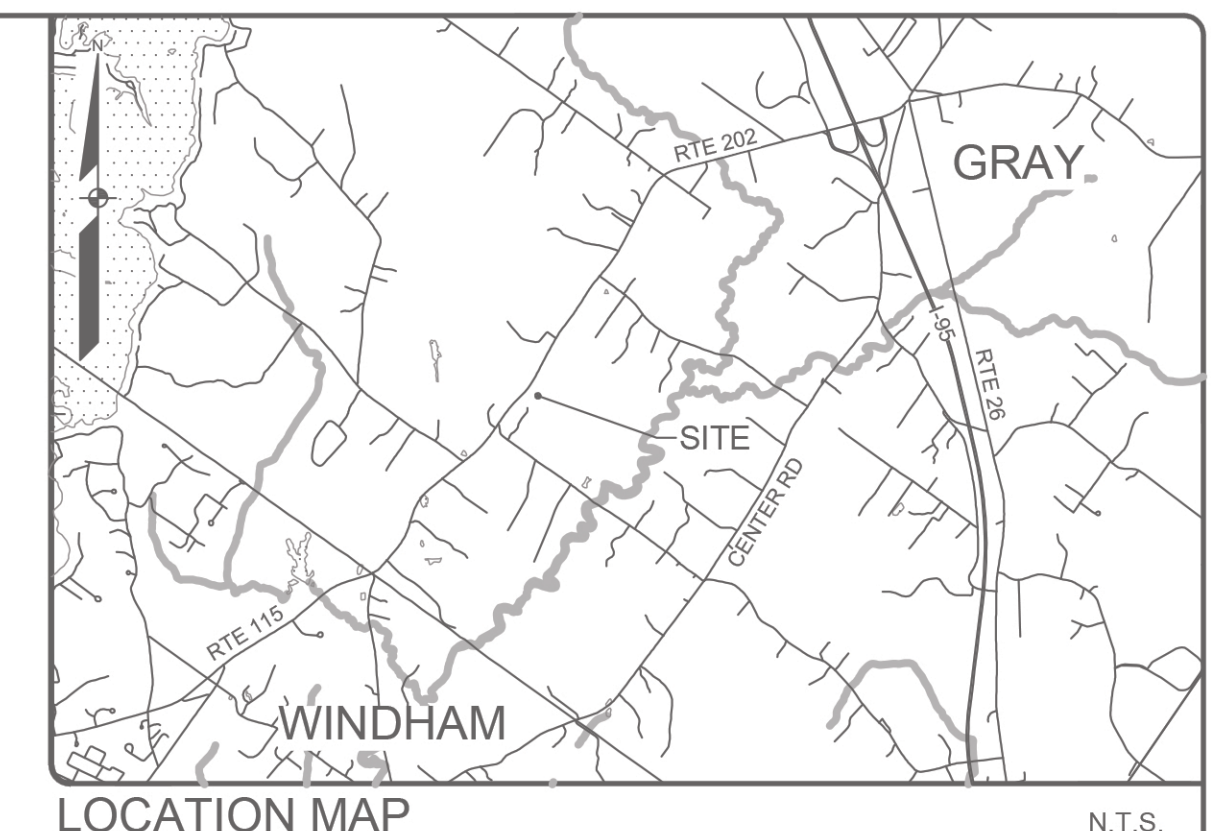
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8. A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN SEPTEMBER OF 2022 BY COLEN R. PETERS, PROFESSIONAL WETLAND SCIENTIST OF SEBAGO TECHNICS, INC. AND LOCATED BY USING GLOBAL POSITIONING SYSTEMS (GPS) TECHNOLOGY CAPABLE OF DECIMETER ACCURACY. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL AND 2012 NORTHEAST REGIONAL SUPPLEMENT AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS.

SURVEYOR'S STATEMENT

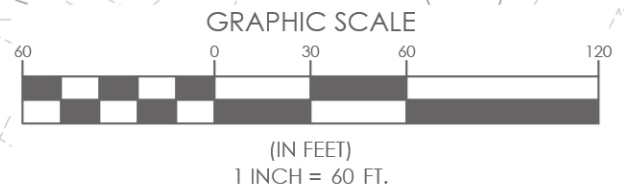
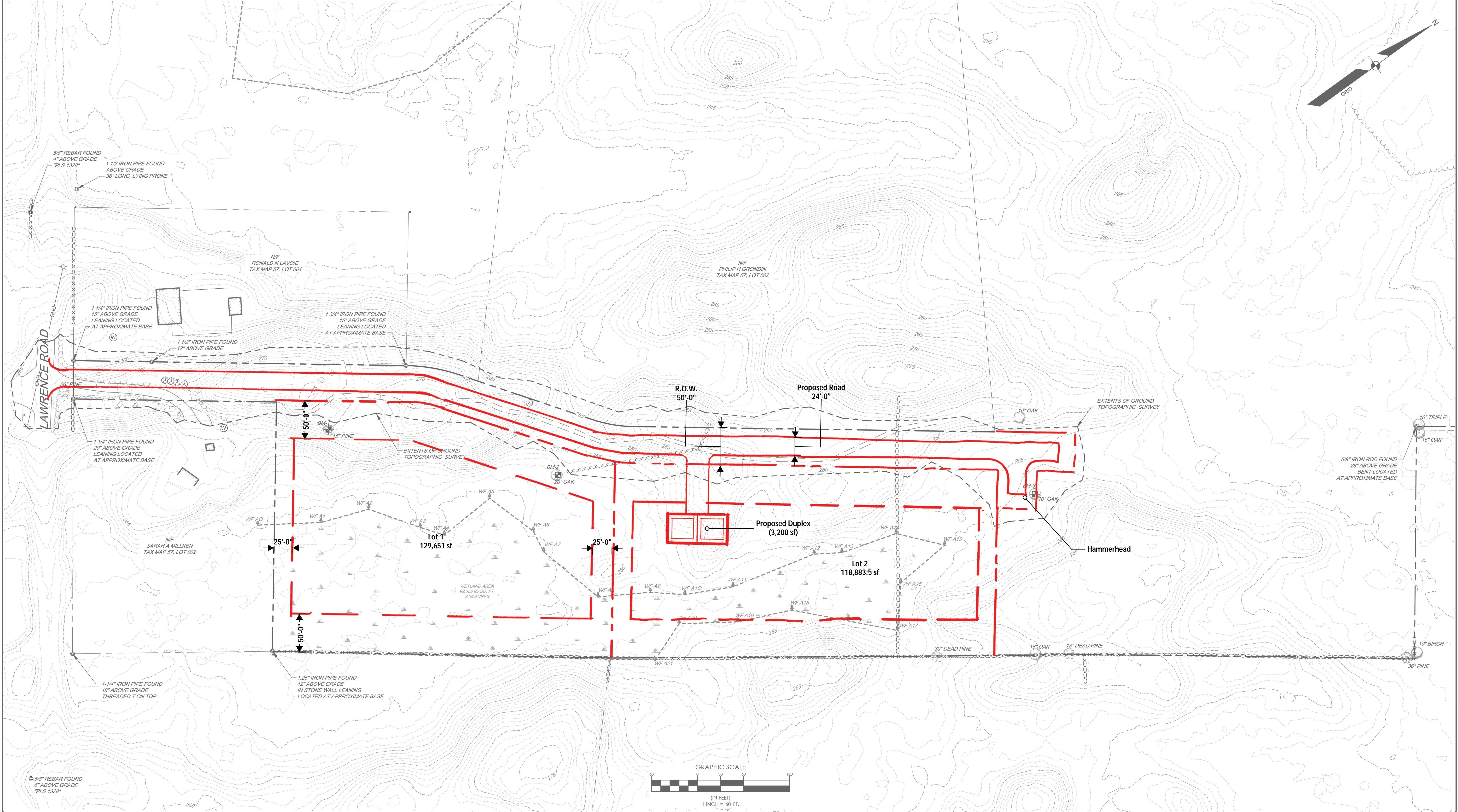
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DAVID R. JACQUES, PLS 2132 DATE



PROGRESS PRINT

NOT FOR CONSTRUCTION



REV	BY	DATE	STATUS
A	DRJ	DATE	STATUS

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
 WWW.SEAGOTECHNICS.COM
 75 John Roberts Rd.
 Suite 4A
 South Portland, ME 04106
 Tel. 207-260-2100

EXISTING CONDITIONS SURVEY
 OF: LAWRENCE ROAD PARCEL
 GRAY, ME
 FOR: MARK JOHNSTON
 244 KERNS HILL ROAD
 MANCHESTER, ME 04351

DESIGNED	-
DRAWN	JMC
CHECKED	TSL/DRJ/JMC
DATE	09/18/2022
SCALE	1" = 60'
PROJECT	21936-01

SHEET 1 OF 1

LEGEND

- PROPERTY LINE/R.O.W.
- ABUTTER LINE/R.O.W.
- IRON PIPE/ROD
- CURVE/LINE NO.
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- DECIDUOUS TREE
- CONIFEROUS TREE
- WELL
- OVERHEAD UTILITY
- UTILITY POLE
- BOULDER
- WETLAND FLAG
- WETLAND FLAG ID
- WF #

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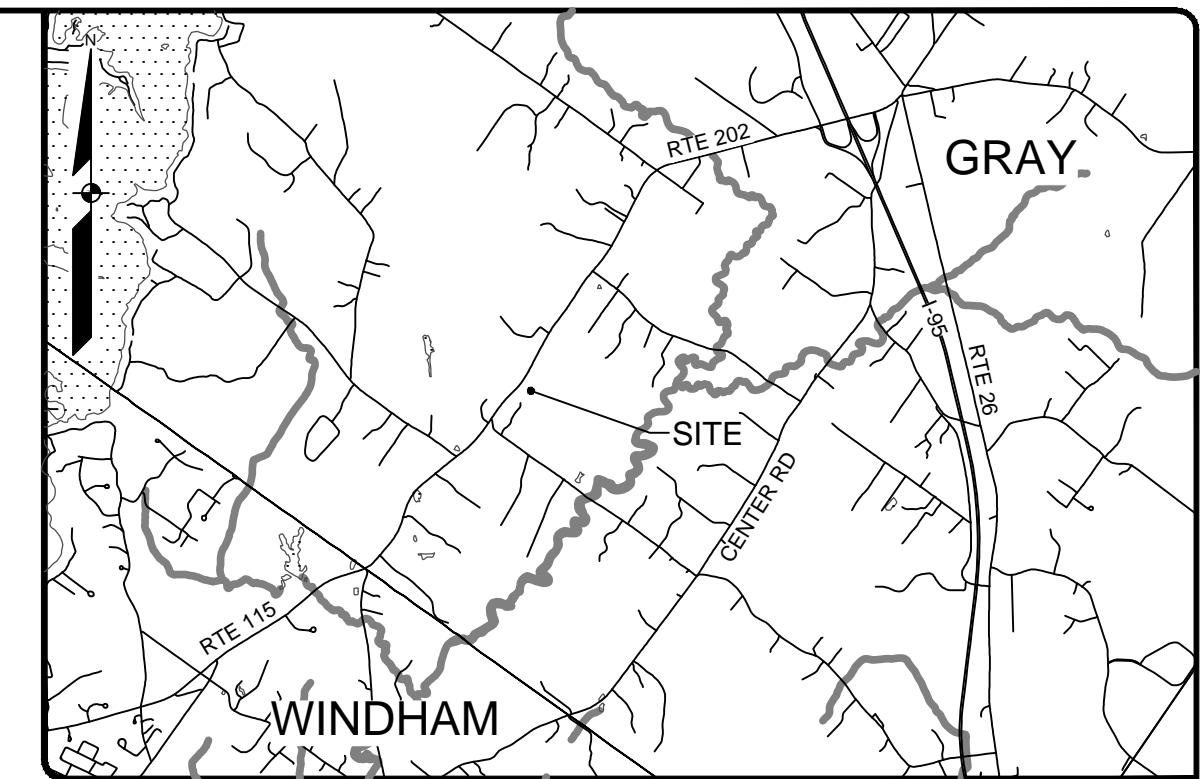
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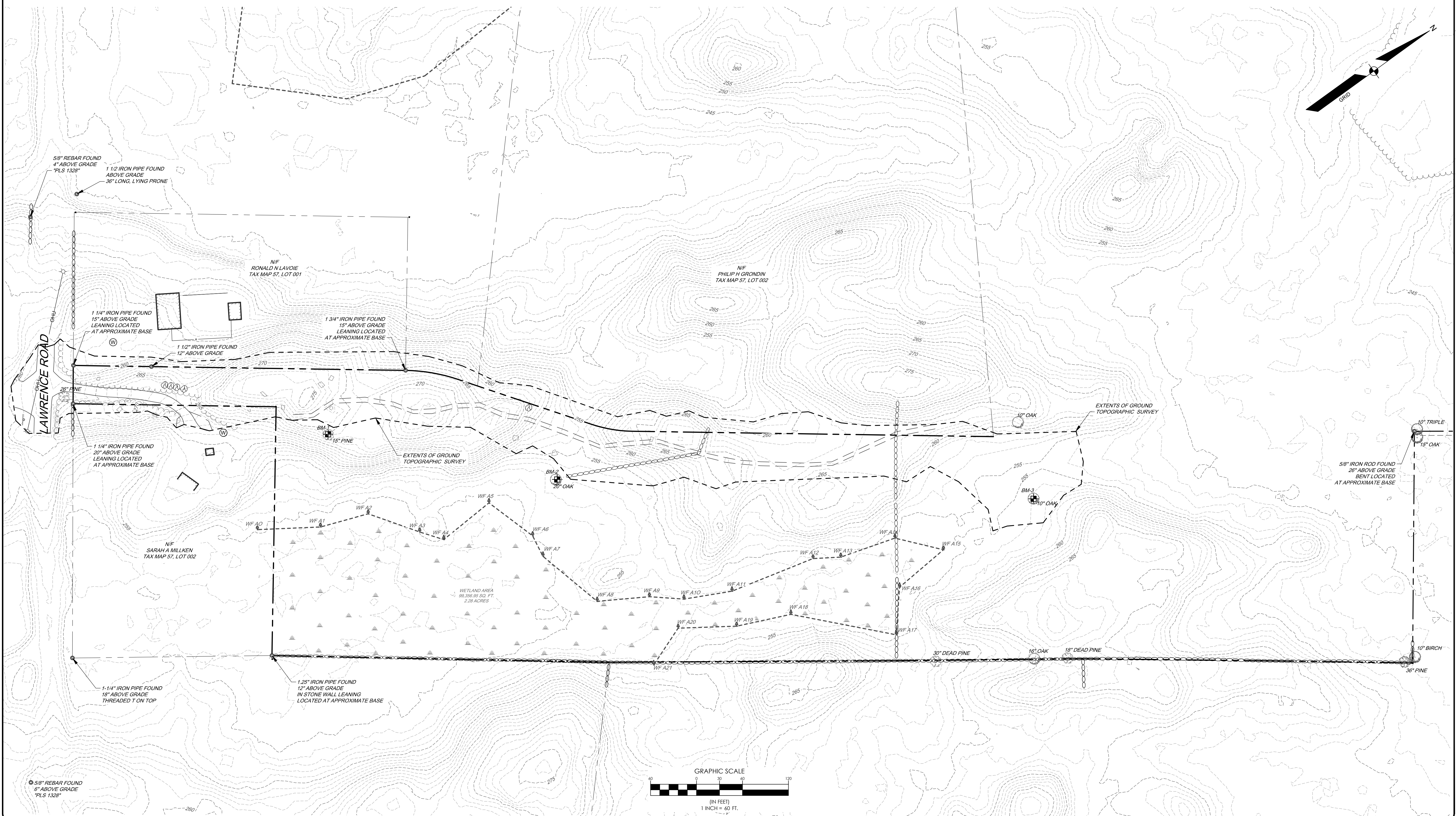
DAVID R. JACQUES, PLS 2132 DATE



LOCATION MAP N.T.S.

PROGRESS PRINT

NOT FOR CONSTRUCTION



A	DRJ	DATE	STATUS

REV: BY: DATE: STATUS:

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 BM-3 SPIKE IN 10" OAK ELEVATION: 256.54' (NAVD88)
9. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NA83.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN SEPTEMBER, 2022.
6. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SUPPLEMENTED WITH PUBLICLY AVAILABLE LIDAR DATA (2013 USGS-NRCS)
7. UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D

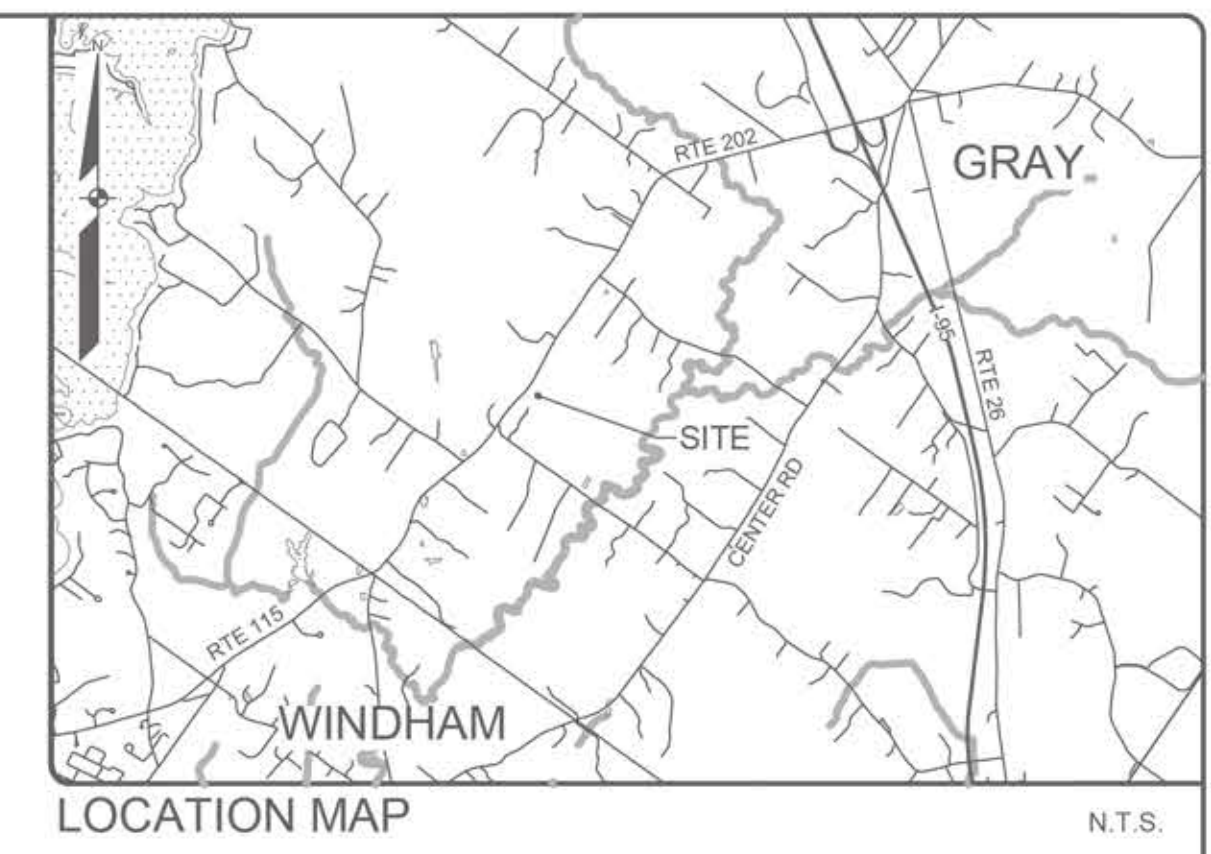
PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD CIVASCE 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.

8. A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN SEPTEMBER OF 2022 BY COLEN R. PETERS, PROFESSIONAL WETLAND SCIENTIST OF SEBAGO TECHNICS, INC. AND LOCATED BY USING GLOBAL POSITIONING SYSTEMS (GPS) TECHNOLOGY CAPABLE OF DECIMETER ACCURACY. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL AND 2012 NORTHEAST REGIONAL SUPPLEMENT AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS.

SURVEYOR'S STATEMENT

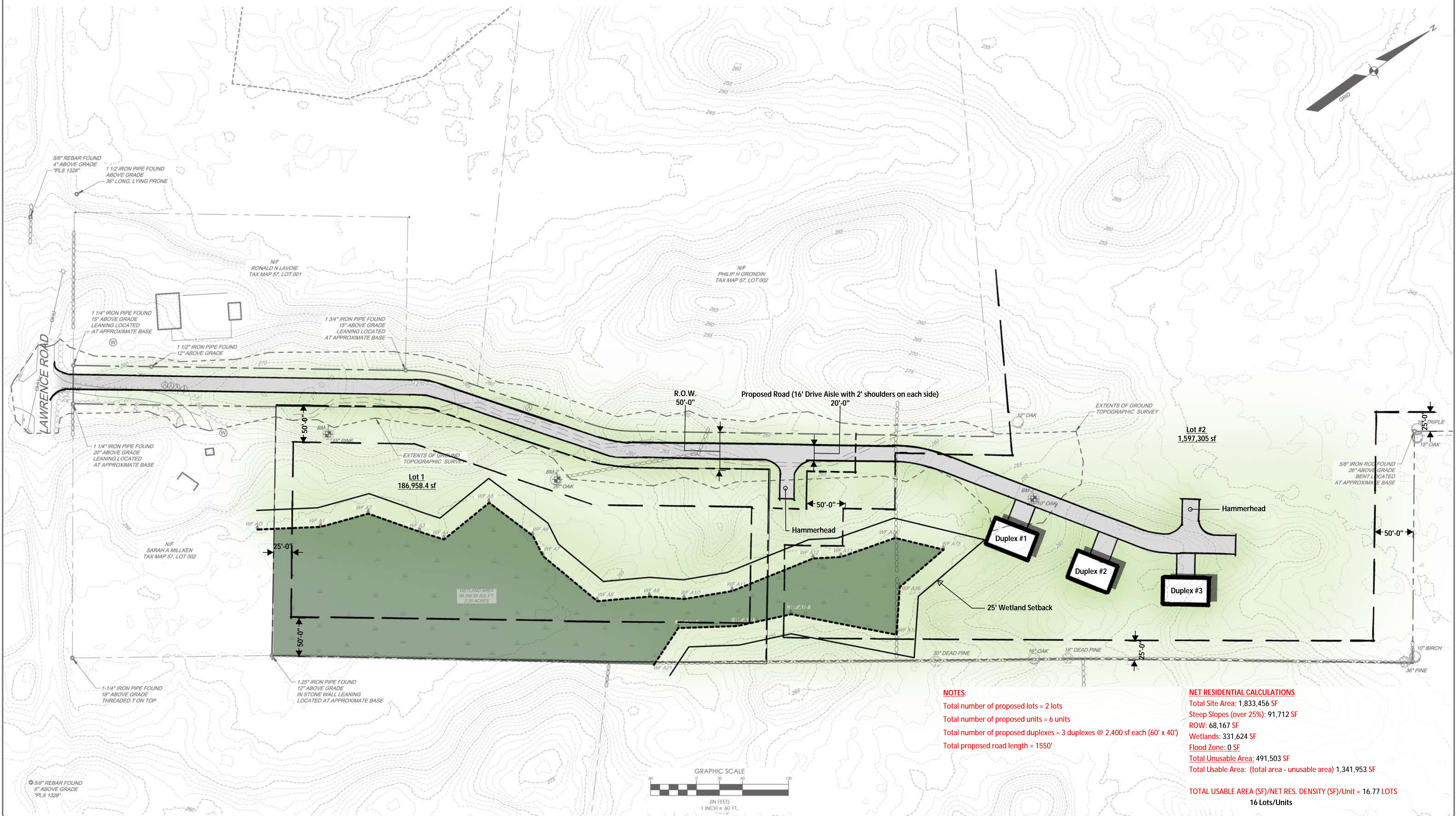
THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT WAS DONE IN ACCORDANCE WITH CHAPTER 90, PART 1 (PROFESSIONAL STANDARDS OF PRACTICE) AND PART 2 (TECHNICAL STANDARDS OF PRACTICE) OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.

DAVID R. JACQUES, PLS #132 _____ DATE _____



PROGRESS PRINT

NOT FOR CONSTRUCTION



NOTES:
 Total number of proposed lots = 2 lots
 Total number of proposed units = 6 units
 Total number of proposed duplexes = 3 duplexes @ 2,400 sf each (60' x 40')
 Total proposed road length = 1550'

NET RESIDENTIAL CALCULATIONS
 Total Site Area: 1,833,456 SF
 Steep Slopes (over 25%): 91,712 SF
 ROW: 68,167 SF
 Wetlands: 331,624 SF
 Flood Zone: 0 SF
 Total Unusable Area: 491,503 SF
 Total Usable Area: (total area - unusable area) 1,341,953 SF
 TOTAL USABLE AREA (SF)/NET RES. DENSITY (SF)/Unit = 16.77 LOTS
 16 Lots/Units

REV.	BY	DATE	STATUS
A	DRJ	DATE	STATUS

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK, AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
 WWW.SEAGOTECHNICS.COM
 75 John Roberts Rd.
 Suite 4A
 South Portland, ME 04106
 Tel. 207-200-2100

EXISTING CONDITIONS SURVEY
 OF:
 LAWRENCE ROAD PARCEL
 LAWRENCE ROAD
 GRAY, ME
 FOR:
 MARK JOHNSTON
 244 KERNS HILL ROAD
 MANCHESTER, ME 04351

DESIGNED	-
DRAWN	JMC
CHECKED	TSL/DRJ/JMC
DATE	09/18/2022
SCALE	1" = 60'
PROJECT	21936 - 01

SHEET 1 OF 1