



**TOWN OF GRAY**  
**GRAY TOWN COUNCIL WORKSHOP**  
**AGENDA • FEBRUARY 20, 2024**

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**Gray Town  
Council Workshop**

**Town Council Chambers**  
**24 Main Street, Gray, ME 04039**  
**Microsoft Teams: [graymaine.link/TC-Workshop](https://graymaine.link/TC-Workshop)**  
**Phone 469-708-0487 / Meeting ID: 173 313 842#**

**6:00 PM**

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**CALL to ORDER**

Roll Call

**WORKSHOP 6:00 PM - 7:00 PM**

Village Transformation Project: Underground Utilities

Principle Group Work Plan

**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.*

**From:** [Doug Webster](#)  
**To:** [Anne Gass](#)  
**Cc:** [Krista Chappell](#); [Town Manager](#); [whaskell@gorillpalmer.com](mailto:whaskell@gorillpalmer.com)  
**Subject:** VTP-Underground power background  
**Date:** Thursday, January 18, 2024 4:54:54 PM  
**Attachments:** [SKM\\_454e24011817280.pdf](#)

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Hi Anne-

I note an e-mail from you regarding underground power in the village and write with some background. As I believe you correctly noted, looking into this started while Nate was the TM and the two parties that were the most involved were Will H. and me with policy oversight provided by Nate as detailed below.

The initial objective was to identify the most critical area to pursue for placing utilities underground. Nate and I walked the village and there was consensus from at least the two of us as to the areas shown in the odd-shaped polygon shown on the attached PDF. The objective was to ensure that the two main intersections were covered and then staying overhead at strategic/practical locations for the respective road segment coming into Gray Corner. You will note that the “ameba” intentionally stops at an existing utility pole to allow for said utilities to have what is termed a “riser pole” at each such terminus; a riser pole is the pole where utilities go from overhead to underground.

The attached aerial photo was kindly generated by G-P and they added, to the best they could, the poles that appeared to be utility poles (shown as red dots). The next step was to field verify which of the (initially identified by G-P using solely the aerial photo) poles were actually poles and which were, for example, poles for streetlights, signs for a gas station, etc.

I went out in February of 2023 and did a field verification of all of the numbered poles. With a limited number of exceptions, per my notes on the far left of the one attachment, the red dots indicating poles was correct. While in the field looking at the multiple electric/communication services to the various buildings and businesses in the “ameba” that this would be a rather substantial undertaking. For example, some buildings had 3-phase power while others had single phase. There is also the size of each respective electrical service (i.e. 200 amps, etc.). In addition, there are all of the communication connections. Another complication is where the electric/utility connections are (physically) on each building in the ameba. If underground is to be pursued, then it is most efficient to enter the respective building at the same location to avoid having to re-route major connections to serve the building.

While the focus of going underground is typically on electric, there are many other utilities that need to be considered. There are fiber lines, phone lines, etc. All of these have their own location on the current overhead poles. If underground power is to be pursued, there need to be communications and agreements with ALL such utilities. In some instance, they may be willing to share a “vault” (underground connection for utilities to separate buildings) and in others, utility X may want their own.

One aspect that I was not particularly attune to at the time is the complications that these vaults create for the other infrastructure located with in the ROW. For example, if there is a 30”

stormwater pipe that needs gravity to operate, the location of all such vaults need to take into account such needs. The vault cannot be an impediment to the gravity flow needed for the stormwater.

After my initial recon in Feb of 2023, Nate and I decided to approach the TC to determine how committed they were to pursuing this recognizing the logistical and financial implications. As I recall, although the TC was supportive of underground power, there were understandable concerns expressed regarding the practical ability to come up with the funds to undertake the planning, engineering, and eventual construction of going underground in the desired area.

If this is to move forward, the next step is seemingly to incorporate my Feb '23 notes and create a more refined map showing the pole locations. This map could be further updated to show where 3-phase power is, as well as identify (on a building by building basis) the utility needs and where the utilities enter the building. The next step after this is to ID the locations of critical infrastructure (stormwater, catch basins, water mains, etc.). Based on this, the conceptual location of transformers and necessary vaults for the respective utilities can begin to be roughed out. Communications with all utility companies is an essential component to ensure their buy-in.

We did also meet with a CMP field planner who indicated that in some instances, obtaining some transformers (particularly 3-phase) can take a few years given the then availability.

It is apparent that while going underground for the desired area has significant aesthetic advantages, it is a lengthy, extensive, and expensive undertaking. It is also clear that if it is to be done, it is not an amenity that can be pursued after the new infrastructure (such as stormwater) is in the ROW; it needs to be on the table at the beginning of the design process. The location of vaults and transformer locations must be integral to the overall design.

I appreciate that this is a rather lengthy and detailed response to the fairly straightforward question you understandably posed. I hope that this information is helpful. As noted, I've copied Krista, Josh, and Will to keep them apprised.

Doug.

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**From:** assessorcopier@graymaine.org <assessorcopier@graymaine.org>

**Sent:** Thursday, January 18, 2024 5:29 PM

**To:** Doug Webster <dwebster@graymaine.org>

**Subject:** Message from KM\_454e

This electronic mail message and any attachments hereto, as well as any electronic mail message(s) that may be sent in response to it, may be considered public records, and may therefore be subject to public record requests for review and copying under Maine's Right to Know Law (Title 1, 401-521 of the Maine Revised Statutes).

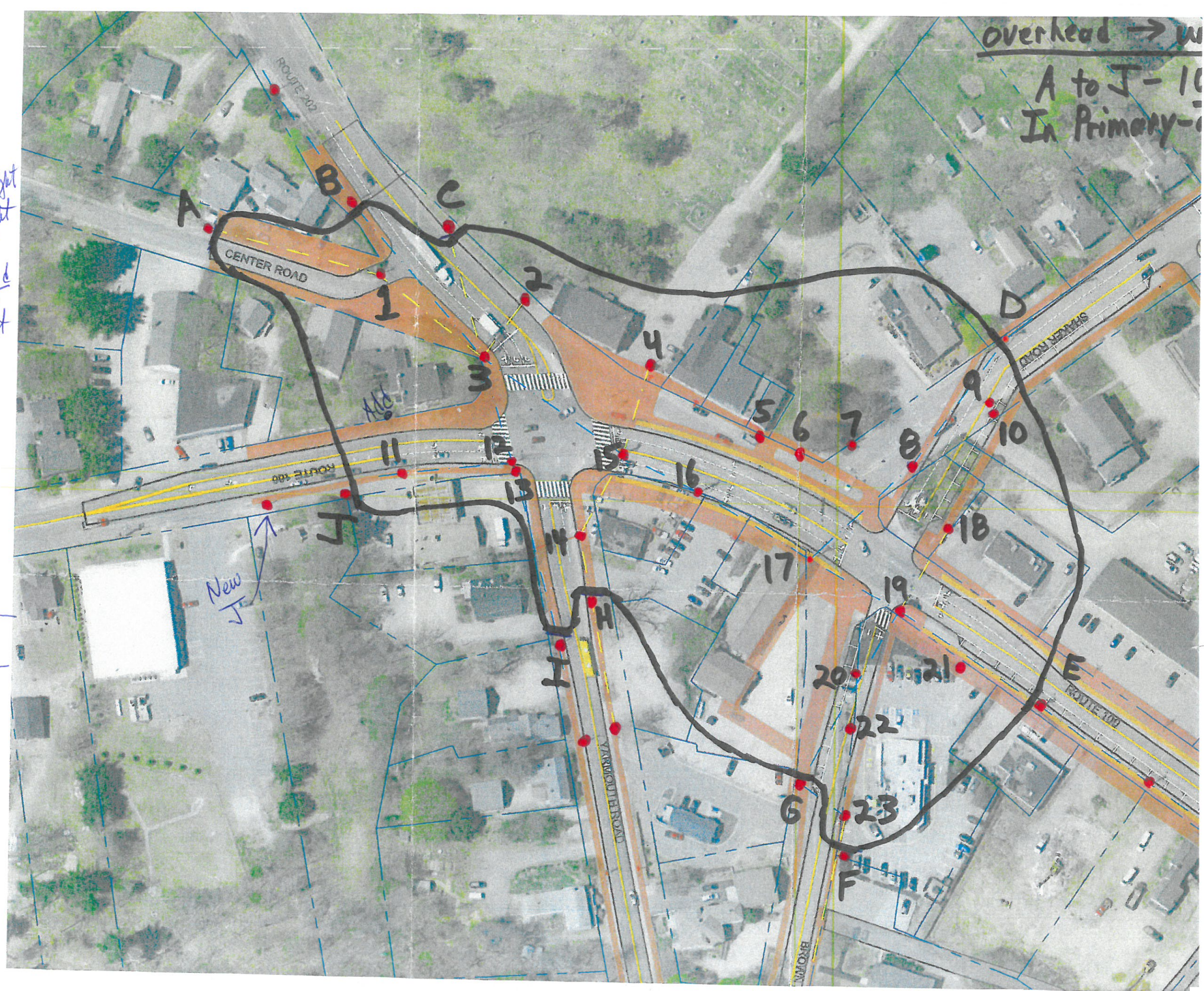


A	✓	16	✓
B	✓	17	✓
C	✓	18	✓
D	✓	19	✓
E	✓	20	Parking lot light
F	✓	21	Parking lot light
G	✓	22	No
H	✓	23	to background
I	✓		
J	✓		

1	✓		
2	✓		
3	✓		
4	✓		
5	✓		Sidewalk light
6	✓		Traffic light Pole
7	✓		
8	✓		
9	✓		
10	✓		
11	✓		Add 1 opp. #11 - see blue
12			} only 1 ✓
13			
14	✓		
15	✓		

Notes from 2-10-23  
DW Field Recon



overhead -> w  
A to J - 10  
In Primary-

New J

Add



# Gray Village Development Plan

PROJECT WORK PLAN  
Feb 8, 2024

PRINCIPLE 

# Scope

## Deliverables

- Development Scenarios:** Create one preferred and two alternative scenarios for the long-term build-out and redevelopment of the study area. Illustrate each design in a site plan drawing and massing model. Create a series of development case studies for the key sites within the study area to illustrate potential development. Illustrate with site plan, floor plans, elevation, and perspective illustration as needed best to convey the potential of a site's redevelopment. Create a series of summary tables that document the development program for each of the three scenarios for the Economic Potential Analysis.
- Economic Potential Analysis:** Create a series of three-dimensional maps that illustrate the potential tax revenue per acre for the various development scenarios compared to the existing conditions. This study will describe in general terms the economic potential for the study area and define the estimated potential tax revenue generated by each scenario.
- Renderings:** Create a series of before and after renderings that illustrate how the preferred development plan for a redevelopment site or area of the Village could look in perspective at street level. These renderings will provide easily understood representations of how key development sites or areas might look following transformation.
- Development Plan:** Document the work on a website and print-ready format that provides the community with a valuable tool to help coordinate all private and public work in the Village. Integrate relevant information from the ongoing work with DOT on redesigning Village streets and intersections to ensure this public realm planning informs the scenarios for private redevelopment.

## Activities

- Stakeholder Interviews:** Interview key property owners that the team has identified. Engage with these stakeholders about the long-term vision for their property and ensure that they are aware of the development planning and the Village Transformation Project.
- Stormwater Planning:** Coordinate with the Client's additional consultants on analyzing the stormwater needs for various development scenarios. Coordinate with the team's civil engineer to include innovative stormwater practices (i.e., rain gardens, green roofs) into the private and public realm plans.
- Communications:** Update the project's website monthly. Write a monthly email newsletter for the public to keep them informed of the project's status and upcoming work. Create marketing collateral to assist the Client with advertising and marketing public events.

## Events

- Open House #1:** Host a public Open House to present draft work, engage the community in dialogue, and critique the various scenarios. This event will be a hybrid event.
- Council Workshop:** Attend a Town Council Workshop and present the Development Plan Draft. Integrate Council feedback following the Workshop.
- Open House #2:** Host a second public Open House to present draft work, engage the community in dialogue, and critique the near-final Development Plan draft. This event will be a hybrid event.  
**Council Presentation:** Attend a Town Council Meeting and present the final Development Plan.

## Estimated Fee Summary

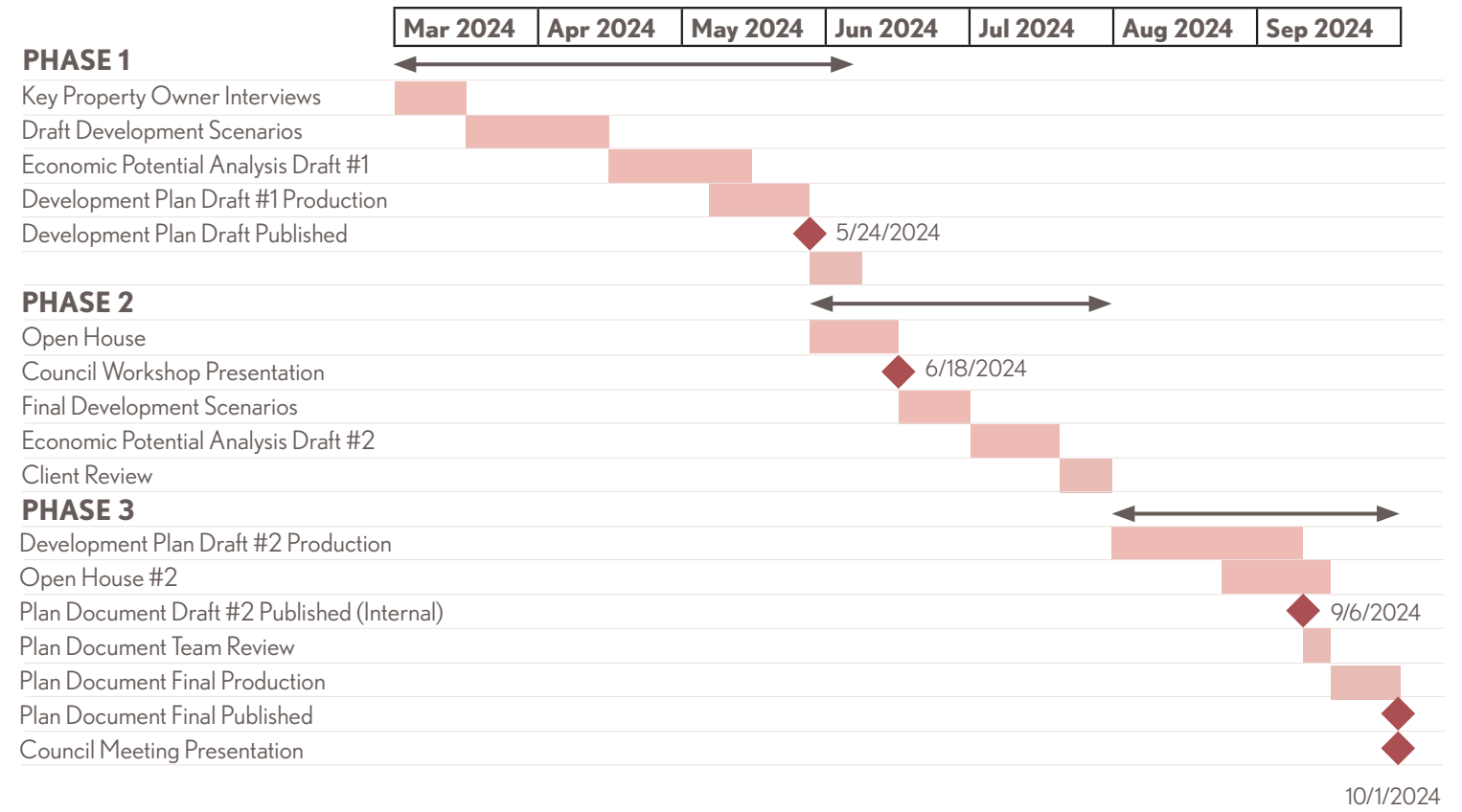
	Weeks	Fee
<b>Phase 1</b>	14	\$ 34,300
<b>Phase 2</b>	8	\$ 19,600
<b>Phase 3</b>	7	\$ 17,100
<b>Direct Expenses</b>		\$ 3,750
	<b>29</b>	<b>\$ 74,750</b>

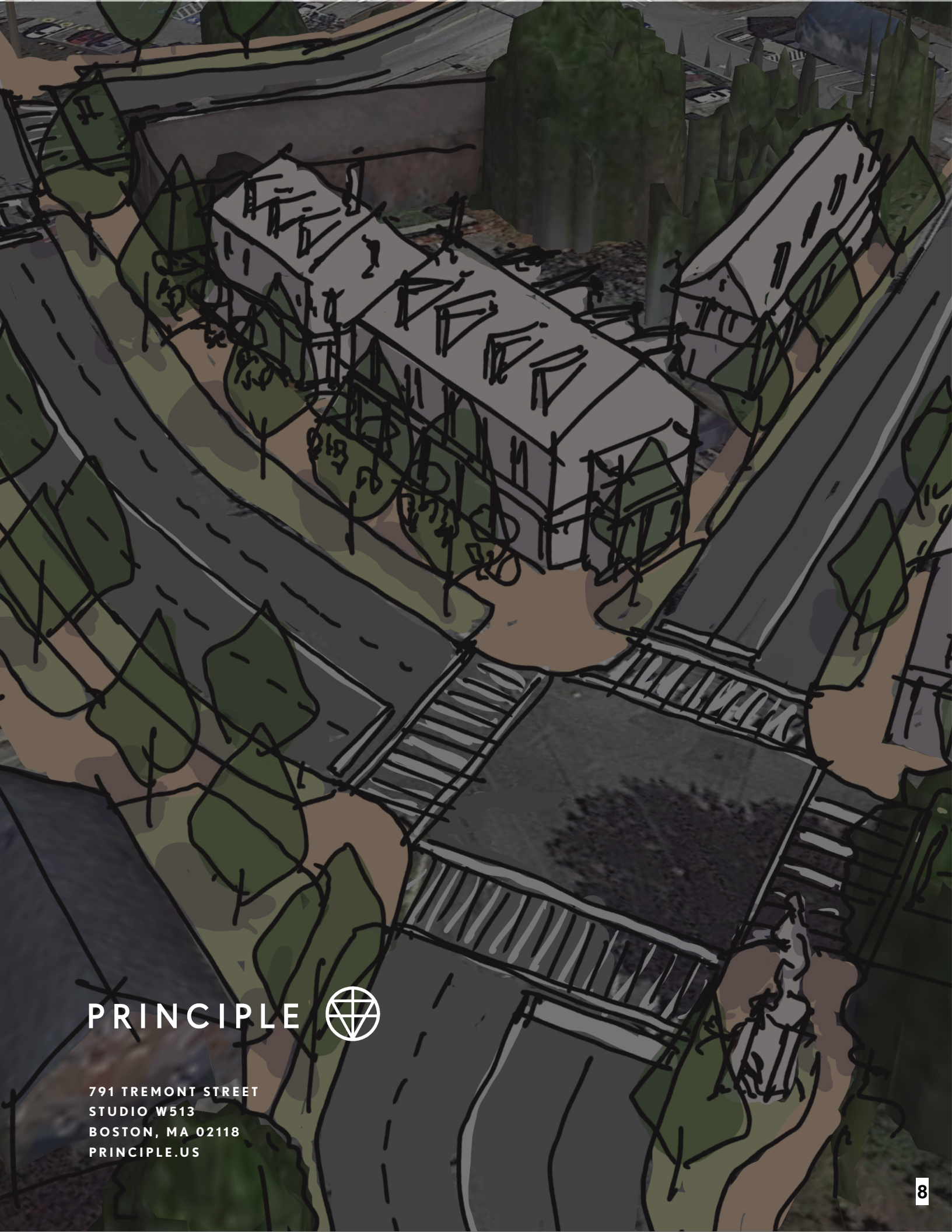
# Estimated Schedule

**Phase 1** will commence in March 2024. Conclude the phase with the publishing and Client's review of the Development Plan Draft.

**Phase 2** will begin at the end of May 2024 and will conclude with the publication of the Economic Potential Analysis and client review of this work.

**Phase 3** will commence in August 2024 and end with publishing the final Development Plan and presentation to the Town Council.





PRINCIPLE 

791 TREMONT STREET  
STUDIO W513  
BOSTON, MA 02118  
PRINCIPLE.US

## Sample Municipal Resolution language

Instructions: The following language is provided for the municipal resolution. The three preamble and resolution sections on this page are required. Municipalities may select from and modify the optional preamble on statements on the following pages and add other statements as desired.

### REQUIRED STATEMENTS

**WHEREAS**, the Town of Gray has completed the Community Resilience Partnership's Community Resilience Self-Assessment and List of Community Actions, and held a community workshop on March 1st, 2023 which prioritized the following action areas: (1) Protect natural and working lands and waters (2) Increase public awareness of climate change impacts and opportunities to take action (3) Plan for community resilience (4) Reduce greenhouse gas (GHG) emissions (5) Improve mobility and reduce vehicle miles traveled (VMT)

**BE IT RESOLVED**, the Town of Gray commits to participating in the Community Resilience Partnership, which supports community leadership in reducing greenhouse gas emissions and increasing resiliency to extreme weather and climate change impacts;

**BE IT FURTHER RESOLVED**, the Town of Gray designates The Gray Resiliency Committee to coordinate planning, implementation, and monitoring of energy and resilience projects and to be the primary point of contact to the Community Resilience Partnership;

### OPTIONAL PREAMBLE STATEMENTS

**WHEREAS**, theTown of Gray experiences:, intense rainstorms, riverine flooding, drought, wildfires, high heat emergencies, and other natural hazards and seeks to better prepare for future conditions;

**WHEREAS**, planning for community and infrastructure resilience will protect people, preserve businesses and the local economy, and reduce the impact and costs of natural disasters;

**WHEREAS**, investing in energy efficiency and weatherization improvements is proven to lower municipal electricity expenses and make buildings more comfortable for employees and visitors;

**WHEREAS**, transitioning municipal fleet vehicles to hybrid and electric vehicles lowers fuel and maintenance costs and reduces the uncertainty of variable fuel prices on municipal budgets;

**WHEREAS**, shifting seasonal temperature and precipitation patterns threaten local natural ecosystems, economic activity such as agriculture, tourism and seasonal recreation, including winter sports and other outdoor activities, and public health due to increased incidence of heat-related illness and tick-borne illnesses such as Lyme disease;

**WHEREAS**, the Town of Gray is prepared to demonstrate leadership in reducing energy use and greenhouse gas emissions, and increasing the resilience of people, infrastructure, and businesses;

**WHEREAS**, addressing climate change will present economic opportunities for the Town of Gray as well as opportunities to invest in the public good and cost-saving practices;

**WHEREAS**, the State of Maine's four-year climate action plan, *Maine Won't Wait*, seeks to put Maine on a trajectory to decrease greenhouse gas emissions 45% by 2030 and 80% by 2050, and achieve carbon neutrality by 2045;

**WHEREAS**, achieving these emissions and resilience goals will require Maine to act with urgency to slow the causes of climate change and prepare people, communities, and the environment for climate-related impacts to come;

**WHEREAS**, the Community Resilience Partnership provides grants to municipalities and Tribal Governments for activities that lower energy expenses, reduce greenhouse gas emissions, and increase community resilience in alignment with the state's climate action plan and goals;