



TOWN OF GRAY
GRAY TOWN COUNCIL
AGENDA • APRIL 24, 2023

**Gray Town
Council Workshop**

Town Council Chambers
24 Main Street, Gray, ME 04039
<https://us06web.zoom.us/j/81809646643>
Phone 646-558-8656 / Meeting ID: 81809646643

6:00 PM

CALL to ORDER

Roll Call

WORKSHOP 6:00 PM - 6:30 PM

Comprehensive Plan Coordinators - follow-up discussion

** 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.*

2020 Comprehensive Plan Coordinators' supporting documents, presented to the Gray Town Council on 2/7/2023

The three subheadings and three lighter shades correspond to the CPC's excel worksheet submitted for the 2/7/2023 Gray Town Council Meeting								
		Focus - Goals	Focus - Action Items	Protect - Goals	Protect - Action Items	Invest in - Goals	Invest in - Action Items	
1	Community-events	A. Address current transportation infrastructure needs to manage traffic & ensure safety of residents and visitors. B. Plan for, finance, and develop an efficient system of public facilities and services, including transportation networks and public infrastructure, to accommodate growth and economic development.		A. Encourage orderly growth and development in appropriate areas in Town while protecting the State's rural character, making efficient use of public services and infrastructure, and preventing development sprawl. B. Protect the quality and manage the quantity of the State's water resources.... C. Protect the State's other critical natural resources.... D. Promote and protect the availability of outdoor recreation opportunities for all Maine citizens... E. Safeguard the State's agricultural and forest resources from development which threatened those resources.		A. Strengthen community connections through Town-wide events and Parks and Recreation facilities and programs. B. Promote an economic climate that increases job opportunities and overall economic well-being.	IN 3	
2	Economic Development		F9					IN 1, 2, 3, 4, 8, 9, 12, 13, 18, 19, 22
3	Funding Sources & Incentives				P7			IN 1, 3, 4, 5, 7, 9, 10, 15, 19, 22
4	Infrastructure							IN 1, 2, 5, 6, 8, 10, 15, 21, 22
5	Ordinances, Zoning, Permitted Uses, Permitting, Future Land Use Map/Plan				P5, 6, 7, 8			IN 8, 12, 13, 14, 18, 20, 21
6	Protecting Natural Resources, and Land/Farms				P1, 3, 4, 5, 6, 7, 8, 9, 10, 11			IN 5, 7, 20
7	Public Transportation		F1, 2					IN 11
8	Recreation				P9, 10, 11			IN 1, 3, 7, 10, 15
9	Residential & Commercial Dev.				P5, 10			IN 2, 8, 12, 13, 14, 18, 22
10	Seniors		F2,					IN 3, 7, 8, 10, 11, 16, 17, 20, 21
11	Shoreland Zoning				P1, 4			
12	Sidewalks, Complete Streets		F3, 4, 8, 9		P2			IN 1, 7, 8, 16, 20
13	Traffic/speeding		F3, 5, 6, 7, 9					IN 8
14	Trails		F10		P2			IN 16
15	Well-head				P6			

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	Connecting the Dots	Some suggested stakeholders, as of 2/7/2023 *	Identify Performance Metrics **
1	Community-events	Blueberry Committee, Dry Mills School House Museum, Resiliency Committee, Community Economic Development Committee (CEDC), Public Library, local sponsors	# of new events planned for 2023 & (projected) attendance
2	Economic Development	CEDC, Planning Dept., Brownfields Task Force, Communications & Information	# of business forums & attendees, # of business permits
3	Funding Sources & Incentives	MEDOT, Community Development Block Grant, land conservations, Maine Office of Tourism	# of grants and dollar amounts applied for and/or received
4	Infrastructure	MeDOT, Water District, Planning Dept., Buildings & Grounds, Recreation Dept.	
5	Ordinances, Zoning, Permitted Uses, Permitting, Future Land Use Map/Plan	Planning Dept., Code Enforcement, Planning Board	
6	Protecting Natural Resources – land/farms	Open Space, Planning Dept., Planning Board, Resiliency Committee, Royal River Conservation Trust (RRCT), Cumberland County Soil & Water Conservation District (CCSWCD), Brownfields Task Force	# of acres added to Gray's Open Space report
7	Public Transportation	MeDOT, RTP, Life Long Living Committee/Aging in Place, Gray's M-Dash group	# of RTP riders/rides from Gray
8	Recreation	Recreation Dept., Blueberry Festival Committee, Buildings & Grounds	
9	Residential & Commercial Dev.	Planning Dept., Planning Board, and Public Works	
10	Senior Services	Gray's M-Dash group, Life Long Living Committee/Aging in Place, churches, RTP, Area Agency on Aging, Public Library	
11	Shoreland Zoning	Lake Associations: Crystal, Forest, Little Sebago, Code Enforcement	
12	Sidewalks, Bike Lanes	MeDOT, Planning Dept., Buildings & Grounds, Recreation Dept., (see also Senior Services), Planning Board	
13	Traffic/speeding	MeDOT, Planning Dept.	
14	Trails	Open Space Committee, Royal River Conservation Trust (RRCT)	
15	Well-head	Planning Dept., Fire/Rescue, Planning Dept.	

* Communication concerns: The general public and some local business owners have voiced concerns of not 'hearing' about everything going on/in town, e.g. they miss not having the 'Gray News'. In 2023, the Town of Gray switched posting Town notices, from the Lakes Region Weekly, to the Portland Press Herald. The Town shares Town various news content via: 1) official Town of Gray Facebook Page; 2) Town's monthly/electronic News About Town as well as be emailed important Town updates, like weather-related building closures, that residents and businesses can sign up to receive; 3) electronic sign boards outside Town Hall on Main Street and next to the Rt. 26 Fire Station on Seagull Road; 4) bulletin board notices at: Town Hall in two locations, the public Library, and at the Transfer Station; 5) and on the Town's website - Events, Meetings, etc.

** Performance Metrics should each have a baseline from prior years. See also the Index Chapters of the 2020 Comprehensive Plan.

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Some suggested next steps for the Comprehensive Plan (CP) follow-up:***

- 1) Performance Metrics: It will be important to start/continue tracking Performance Metrics mentioned in the 2020 Comprehensive Plan, see also pages 27-28 of the CP Summary. For example, list of Ordinances new and/or rewritten and approved by TC; # of car accidents at Rt. 26 & North Raymond Rd. prior to, and since, the reconstruction by MeDOT; \$\$\$ and total number of new grants awarded to projects in Town; # of new benches and bike racks installed; etc. Re: "linear feet of new trails/multi-use paths", can # of acres added to Open Space sufficient (e.g. Thayer Brook Preserve) and save linear feet for additions to the VALT?
- 2) Survey CP Stakeholders (currently reported from in this 2/7/2023 CPC document are Town Dept. Heads & Town Committees):
 - A. Time Frame: Which of your Action Items are: Idea stage, In-progress (share approx. date of completion/event planned), Completed (insert month/year), or Ongoing/annual occurrence?
 - B. Resources: Which of the following resources are needed to complete a specific Action Item, as of 2/3/2023, along with any other Action Items you would like to comment on? Please circle those that are needed, and then elaborate on the back of the survey.
 - a) Funding, b) More volunteers/staff allocated to, c) More Time/Timing/Next Fiscal Year, d) Physical resources (e.g. benches), e) Marketing, f) Town Council approval, g) Approval by another entity, h) finding a location to hold/house (event)
 - C. Foreseen hurdles/obstacles, e.g. voters must approve, weather related,
 - D. Target population (age demographics) served/effectd – toddlers, preschool, elementary school, high school, young adults, families with kids, empty nesters, seniors (60-75), seniors 75-90+).
 - D. Performance Metrics: see 1) above.
- 3) Low-hanging Fruit: Town Staff and Committees are encouraged to work on low-hanging fruit, e.g. a) updating the Senior Resources on the Town's website and publicizing the Town's work with M-DASH; b) creating a standing Town committee to work on Aging in Place; c) holding a Volunteer Recruitment/Celebration event this spring.
- 4) Connecting the Dots/public workshops - Bring interested stakeholders together to work on specific/similar CP goals, e.g.
 - A. Volunteer Opportunities in Gray - over the last few years, committees and nfp groups need more members to volunteer.
 - B. Providing Senior Services in Gray - several groups were identified in this 2/7/2023 report as wanting to survey and work on services for seniors.
 - C. Preserving open space - a few groups were identified in this 2/7/2023 report as wanting to work on this Comp Plan Value.

*** Suggested Next Steps: portions of these Suggested Next Steps were originally stated in the Comprehensive Plan Coordinators)CPC) "job description" and/or emailed to the CPC's in the fall of 2022. Phase 1 was done October to December 2022, collecting the Action Items under consideration by Town Departments and Town Committees to identify which Action Items are being worked on and by whom. Phase 2 can involve the suggested Survey and then Connecting the Dots with all of the interested groups (stakeholders).

Feedback from Sandy Carder- using packet in TC agenda:

-Pg11 - #6 -Would Council support funds to connect to RTP? Nate has received a proposal and this is scheduled for discussion at an upcoming budget workshop.

-Pg15 - #27 – states we are working with RRCT on a parking lot to provide access to Libby Hill Trails – it is actually to provide access to the Thayer Brook Preserve which also connects to the Libby Hill Trails.

-Pg16 - #32 – please add the work being done to finalize a long term maintenance agreement between the Town, MSAD15 and the Gray Community Endowment for care and upkeep of the Libby Hill Trail system. We are closing in on finalizing the agreement for approval by all three entities. In addition, I am working with Mo/GCE to develop a Policies & Procedures manual to cover all activities performed to maintain the LH Trail system.

-Pg17 - #39 – The Council recently discussed creating a new Water Quality Ordinance with Planning Department Staff instructed to reach out to GPCOG and Cumberland County Soil & Water to develop a plan to create it which would also include educational efforts. In addition, the Council will also be considering some type of revolving loan program for water quality improvements by residents in the upcoming budget cycle.

-Pg 20 & 21 - #57 – The successful preservation of the 140 acres that make up the new Thayer Brook Preserve should be mentioned here as Gray Community Endowment and Staff (over the years) contributed significantly to the end result and it is a huge conservation effort in Gray. The Town is also contributing to the creation of the parking lot there and will be providing in kind plowing services.

-Pg 21 - #60 – Should be “will work” rather than “worked” regarding the trail from DMS to the Maine Wildlife Park.

-Pg27 - #100 – The Joint Leaders Group (MSAD15 Superintendent & Chair of School Board, Town Managers & Chairs of both Gray & NG) have had discussions about potential collaborations between the entities (specifically Gray & MSAD15) to expand childcare services by sharing facilities during non-school hours. MSAD15 obtained a grant to convert their summer school program into an all day education/recreation program which was very successful in the first year. Leveraging off that effort, the group will continue to discuss possible long term programs.

-Pg28 - #106 – There was a modification to the VCP zoning/ordinances to allow for increased density if meeting specific requirements/standards. PD Staff can provide more detail.

Implementation Task List

TOP PRIORITIES

- Focus (F) on moving people safely through Gray and getting around town via walking, biking, car, or public transportation.
- Protect (P) Gray's rural character and natural resources.
- Invest (I) in the Village and community programs.

VALUES

- People value Gray's proximity and access to the Portland and Lewiston/Auburn job markets, the coast, and the lakes and mountains.
- Gray has a great small town feel.
- Protection of Gray's open space and natural resources, including water quality, is important to residents.
- Gray's public asset with the most upside is the Village.
- People value the cost effective delivery of municipal services.

VISION

Gray is a proud and positive community. Gray capitalizes on its small town feel as it preserves its important undeveloped spaces and focuses on improvements in the Village that create a place people enjoy and want to spend time. Gray is a great place to do business, as it attracts visitors from far and wide each year to the Maine Wildlife Park and those passing through to get to the mountains and lakes region. Gray continues to support and encourage small, local businesses. Village improvements include design requirements for new and redeveloped buildings, enhanced streetscapes and public space upgrades including a playground, and improvements to infrastructure that support commerce and job growth. New homes and residential development within walking distance of the Village support new businesses and dining options enjoyed by the whole community. These new options also serve to attract regional customers. Growth outside built up parts of town is slower and smaller scale. New development in quieter, rural parts of Gray is managed to minimize impacts on natural resources and to preserve the existing character of these places. The ability to move around and through town is enhanced by a sustained program of improvements designed to ease traffic at key intersections in the community. Investments in sidewalks and other road improvements, especially in the in the Village and school areas, make walking and biking safe and attractive options for fun, exercise, and day-to-day activities.

ACROMYNS

CDBG	Community Development Block Grant	GPCOG	Greater Portland Council of Governments
CEDC	Community Economic Development Committee	M-DASH	Municipal Data Across Sectors for Health
CEDS	Community Economic Development Strategy	MeDOT	Maine Department of Transportation
CEO	Code Enforcement Officer	MTA	Maine Turnpike Authority
CZA	Contract Zone Agreement	MWP	Maine Wildlife Park
DEP	Department of Environmental Protection (Maine)	RRCT	Royal River Conservation Trust
DMS / DMSC	Dry Mills Schoolhouse / Dry Mills Schoolhouse Committee	RTP	Regional Transportation Program
EPA	Environmental Protection Agency	SRC	Staff Review Committee
ExCEL	Expanding Choices for Each Learner (a GNGHS alternate ed program)	VALT	Village Area Loop Trail
GHS	Gray Historical Society	Village Green	Park next to municipal parking lot
GIS	Geographic Information System (mapping technology)	VC	Village Center zone
GNGHS	Gray - New Gloucester High School	VCP	Village Center Proper zone
GNG Rec	Joint programming by Gray & New Gloucester Rec Depts.		

1	#	Action Items (See also Goals & Objectives from the 2020 Comprehensive Plan Summary, as listed on Page 8 for Focusing, Page 10 for Protecting, and Page 13 for Investing.	Time Frame, per original 2020 Comprehensive Plan	Allocated to, per original 2020 Comprehensive Plan	Current stakeholder(s)	2023 Comments	Town Council feedback, in advance of March workshop date TBA

1	#	Action Items (See also Goals & Objectives from the 2020 Comprehensive Plan Summary, as listed on Page 8 for Focusing, Page 10 for Protecting, and Page 13 for Investing.	Time Frame, per original 2020 Comprehensive	Allocated to, per original 2020 Comprehensive Plan	Current stakeholder(s)	2023 Comments	Town Council feedback, in advance of March workshop date TBA
2	F1	Initiate or actively participate in regional and state transportation efforts.	Ongoing	Town staff & Council		Council is invited to participate in Transit Tomorrow and other regional transportation and housing conversations being hosted by GPCOG and others.	
3	F1 - 01	As an active M-DASH (Municipal Data Across Sectors for Health) participant since the fall of 2021, a primary focus has been transportation equity for older Mainers. In 2023, the group will host Jo Cooper from the Maine Council on Aging regarding the transportation assets and challenges in Cumberland County, and volunteer programs to assist older/ disabled adults.		Which 'group' is hosting this event? Gray's M-DASH group?	Communications & Info Dept.	2021 M-DASH report on Gray/Life Long Living showed a smaller need for transportation, and an even greater need for home repairs & maintenance.	
4	F1-02	Town Manager has met with regional transportation service provider RTP to discuss providing a shuttle service to connect Gray citizens to the Lakes Region Explorer bus stop in Windham for the route between Bridgeton to Portland. There are also options for a direct route between Gray and Portland in the future. Town Manager has also discussed transportation ideas with MeDOT and GPCOG.			Town Manager; Planning Department; Recreation Department	Would Council support FY24 budget requests to connect Gray to the RTP service?	
5		Portland Area transportation conversations are increasingly including service to rural Cumberland County, and these plans might including MeDOT and federal funding to cover the costs of an expanded service network. Expanded mass transit could help reduce single occupant vehicle traffic congestion.			Town Manager		
6	F2	Explore opportunities to expand existing public transportation services from nearby areas to connect seniors and other residents with nearby destinations, such as Windham, Lewiston/Auburn, and Portland.	Ongoing	Town staff		See also F1 & IN 11.	
7	F2 - 01	Life Long Living Committee would like to help the Town identify Gray's seniors with transportation needs.			Life Long Living Committee	See also survey results from Life Long Living's 2020 report.	
8	F3	Work collaboratively with MeDOT to proactively address transportation challenges through their work plan, such as the 2021 projects at the intersection of Route 26/Shaker Road with North Raymond Road.	Ongoing	Town staff		See also F-4	
9	F3 - 01	The Town Manager continues to meet with regional and state officials to advocate for Gray's transportation needs, including safer traffic design, regional traffic flow study, local impact of highway toll traffic diversion, and planning challenges along Gray's most travelled artery roads.			Town Manager; Planning Department; Recreation Department		
10	F3,4,9 - 01	Public Works and Emergency vehicles need to be considered.			Public Safety: Fire & Rescue		
11	F4	Implement the recently adopted Complete Streets Policy that requires all transportation projects to consider the needs of all users. This would require state and local officials and planners to consider the existing and future land use context of each project and take into consideration people using the system to walk or bike.	Short-term 1-2 years	Town staff		See also F3 & IN 17	
12	F4-01	Gray's elected and appointed officials have stressed the need for safe streets that comply with Complete Streets design standards during our planning meetings for the Rt 115 / Yarmouth Road and Rt 202 / Main Street road construction projects.			Town Manager; Planning; Public Works		

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13	F3,4,9 -01	Fire Chief has concerns with trying to squeeze everything into roads that weren't built with this important goal in mind, including Public Works and Emergency vehicles.			Public Safety: Fire & Rescue		
14	F5	Rework the two signalized intersections in the Village to create better traffic flow during peak volumes.	Short-term 1-2 years	Town council, Public Works		See also F6	
15	F5-01	The Town Manager continues to meet with regional and state officials to advocate for Gray's transportation needs, including safer traffic design, regional traffic flow study, local impact of highway toll traffic diversion, and planning challenges along Gray's most travelled artery roads.			Town Manager; Planning; Public Works		
16	F6	Complete a traffic study at high-volume intersections including: - Shaker Road/Route 26 and Libby Hill Road - Center Road intersection with Route 202 All intersections in the Village center.	Short-term 1-2 years	Town staff & Council		See also F5	
17	F6-01	The Town Manager continues to meet with regional and state officials to advocate for Gray's transportation needs, including safer traffic design, regional traffic flow study, local impact of highway toll traffic diversion, and planning challenges along Gray's most travelled artery roads.			Town Manager; Planning; Public Works		
18	F7	Work collaboratively with the MTA and the MeDOT to address toll diversion through Gray Village.	Short-term 1-2 years	Town staff & Council		Council has proposed state-level review and attention to matters like toll diversion and adoption of Complete Streets policies currently in force.	
19		The Town Manager and Town Council have met with state officials to advocate for Gray's transportation needs, including safer traffic design, regional traffic flow study, local impact of highway toll traffic diversion, and planning challenges along Gray's most travelled artery roads.			Town Manager; Planning; Public Works		
20	F8	Create or improve existing sidewalk connections for: a. Both sides of each main road in the Village. b. Along Shaker Road between the Village and the school campus on Libby Hill Road.	Mid-term, 3- 5 years	Public Works		See also P2 and IN 16, and for b. see also 2022 Village Plan for redoing Rt 115 east.	
21	F9	Use traffic calming strategies to slow traffic traveling through the Village, allowing for local businesses to capitalize on the people driving through town.	Long-term, 3-6 years	Town council, Public Works		See also F4 re: Complete Streets	
22	F9-01	These strategies have been reviewed in discussions with MeDOT about the upcoming road construction projects on Yarmouth Road and Main Street, and were subject of a meeting with MeDOT officials about the proposed redesign of Libby Hill Road.			Town Manager; Planning; Public Works; MSAD-15	Council has proposed state-level review and attention to adoption of Complete Streets policies currently in force.	
23	F3,4,9 -01	Public Works and Emergency vehicles need to be considered.			Public Safety: Fire & Rescue		
24	F10	Create and maintain additional off-street trail networks: a. Expand Libby Hill Trail network. b. Off-street connections. c. Dry Mills and the Village. d. Local Trails around and through the Village. e. Explore opportunities for regional train connections	Long-term, 5+ years	Town Council, Open Space Committee, Planning Dept., Private Partnerships		See also P2 and IN 16	

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25	F10 a. & d. - 01	Various CDBG grants are extending the VALT trail, particularly on the gateway parcel. Planning Dept. is also working with the RRCT on the parking lot for access to the Libby Hill trails.	July-05		Planning Dept.		
26	F10 d. - 02	Reviewing Open Space subdivision ordinances (Grays and other towns) in order to come up with language that supports trail building and connectivity throughout Gray. In 2023, we plan to draft revisions to Gray's existing Open Space subdivision ordinance and review them with the Town Council and the Planning Board, edit as needed, and work with the Council through the process of adopting the agreed upon revision.			Open Space Committee		
27	F10 d. - 03	Open Space Committee strongly supports efforts to expand the VALT and other initiatives to make Gray Village walkable, bike-able, and the center of town activities. We don't see the OS taking the lead to include in this report?unless there are opportunities for land conservation where our involvement is needed.			Open Space Committee		
28	P1	Initiate and/or participate in inter-local and/or regional planning, management, and/or regulatory efforts around shared critical and important natural resources.	Ongoing	Town Staff & Council		See also P5, P8, P11.	
29	P1-01	Town Council and staff have assisted the RRCT in creating a forested trail system with public access from a parking area on Ramsdell Road. The Town has hosted a landowner meeting to discuss goals for preservation of open space and forested lands. Town Staff toured Little Sebago Lake to learn about surface water protection and land use concerns in the watershed. Town staff are working with regional entities on enhanced local surface water protection standards.			Town Manager; Planning; Code Enforcement		
30	P2	Work with public and private partners to extend and maintain a network of trails for motorized and non-motorized uses. Connect with regional trail systems where possible.	Ongoing	Town Staff & Council		See also F10	
31	P2, 9, 11 - 01	Held a meeting in January 2023 with Gray's larger landowners. At this meeting we reiterated that private landowners are key to trail networks and thanked those who have opened their land to some sort of public use, informed them about the Open Space Plan and the town's Landowner Principles of Cooperation, and introduced them to the two regional land trusts and the town's interest in, and opportunities for, land conservation.	January '23		Open Space Committee		
32	P2 - 02	Work with Gray Historical Society (GHS) on the history walk/trails through the Village and extending to the Dry Mills Schoolhouse (DMS) site.			DMSC		
33	P3	Encourage owners of productive farm and forest land to enroll in the current taxation programs.	Ongoing	Town Staff		See also P7	
34	P3 - 01	Provides information related to the current use programs offered by the State of Maine to the person(s) responsible for determining eligible property owners			Assessor		

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35	P4	Educate property owners around water resources in Town on Shoreland zoning regulations and water quality protection.	Ongoing	Town Staff		What steps can be taken to get this important and timely information get into the hands of ALL lakefront homeowners living in Gray and shared with Windham & Cumberland for Little Sebago Lake and Forest Lake.	
36	P4 - 01	Working with the State to update Gray's Shoreland Zoning regulations.			Code/Planning	See also P1 - 01	
37	P5	Using the descriptions in the Future Land Use Plan narrative, maintain, enact, or amend local ordinances as appropriate to: a. Clearly define the desired scale, intensity, and location of future development. b. Establish or maintain fair and efficient permitting procedures, and explore streamlining permitting procedures in growth areas. c. Clearly define protective measures for critical natural resources and, where applicable, important natural resources.	Short-term, 1-2 years	Planning Department		See also P1 and P8	
38	P5 c. - 01	We have compiled a map showing existing zoning and the future land use map in the Comp Plan. This will be used as the basis for drawing conceptual initial new zoning district lines for public and Town Council input. We anticipate at least the initial draft of this within the next 6 months. We are also exploring development review options designed to streamline permitting such as expanding the role/function of the staff review committee (SRC).	July-05		Planning Dept.	See also IN 18 - 01	
39	P5 c. - 02	The Code Office is currently working with the Planning Dept to streamline as many processes as possible. The Code Office is also implementing "predevelopment" meetings in order to fast track projects.			Code Enforcement		
40	P5 a., c. - 03	Reviewing Open Space subdivision ordinances (Gray's and other towns) in order to come up with language that supports trail building and connectivity throughout Gray. In 2023, we plan to draft revisions to Gray's existing Open Space subdivision ordinance and review them with the Town Council and the Planning Board, edit as needed, and work with the Council through the process of adopting the agreed upon revisions.	2022-2023		Open Space Committee		
41	P6	Create development restrictions through zoning amendments to enhance existing protections of well-head and aquifer recharge areas, including the limitation of commercial development in those areas with a potential for soil and water contamination or water depletion.	Short-term, 1-2 years	Planning Department			
42	P6 - 01	We anticipate that proposed aquifer protection areas with some basic performance standards will be part of the new zoning that is mentioned above. As a practical matter, the undertaking will likely start with the rough layout of the basic rural, residential, mixed-use and commercial zones and then the overlays (such as aquifer and/or watershed) would be the next layer. The current well-head protection areas are already established.			Planning Dept.	See also IN 6 - 01	
43	P6 - 02	Limit exposure of well-head 1 to incidents on the Turnpike.			Fire & Rescue	This was left off our original report.	
44	P7	Review property tax incentives and other fiscal tools to ensure that property owners who would like their land to be maintained as open space or farmland in perpetuity can afford to do so.	Short-term, 1-2 years	Town Staff		See also P3	

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45	P7 - 01	Provides information related to the current use programs offered by the State of Maine to the person(s) responsible for determining eligible property owners.			Assessor		Provides information related to the current use programs offered by the State of Maine to the person(s) responsible for determining eligible property owners
46	P8	Update zoning for critical natural resources as Critical Natural Resource Areas in the Future Land Use Plan.	Short-term, 1-2 years	Planning Department		See also P1 and P5	
47	P8 - 01	In addition to the new zoning per above, we are working on the ability to have an interactive map on the Town's website that would allow the user to add/subtract visual layers of various elements including natural resources. This will enable property owners as well as town staff to ID site-specific development constraints.			Planning Dept.		
48	P9	Provide educational materials regarding the benefits and protections for landowners allowing public recreational access on their property. At a minimum, this will include information on Maine Landowner Liability Laws regarding recreational or harvesting use, Title 14, M.R.S.A. §159-A.	Short-term, 1-2 years	Town Staff		See also P2	
49	P2, 9, 11 - 01	Held a meeting in January 2023 with Gray's larger landowners. At this meeting we reiterated that private landowners are key to trail networks and thanked those who have opened their land to some sort of public use, informed them about the Open Space Plan and the town's Landowner Principles of Cooperation, and introduced them to the two regional land trusts and the town's interest in, and opportunities for, land conservation.	January '23		Open Space Committee		
50	P10	Develop an Open Space and Recreation Plan that will identify priorities for preservation needs to recreational facilities to meet current and future demand.	Med-term, 3-5 years	Open Space Committee			
51	P10 - 01	Completed by the Open Space Committee and adopted by the Town Council March 2022.	March '22		Open Space Committee		
52	P10 - 02	Communications Department posted the Open Space Plan on the Town's website and promoted its availability through various online channels.			Communications		
53	P10 - 03	This is done on an on-going initiative with owners located in these zones. One goal is to create educational handouts.			Code Enforcement		
54	P11	Work with an existing local land trust or other conservation organizations to pursue opportunities to protect important open space or recreational land.	Med-term, 3-5 years	Open Space Committee		See also P1.	
55	P2, 9, 11 - 01	Held a meeting in January 2023 with Gray's larger landowners. At this meeting we reiterated that private landowners are key to trail networks and thanked those who have opened their land to some sort of public use, informed them about the Open Space Plan and the town's Landowner Principles of Cooperation, and introduced them to the two regional land trusts and the town's interest in, and opportunities for, land conservation.	January '23		Open Space Committee		

1	#	Action Items (See also Goals & Objectives from the 2020 Comprehensive Plan Summary, as listed on Page 8 for Focusing, Page 10 for Protecting, and Page 13 for Investing.	Time Frame, per original 2020 Comprehensive Plan	Allocated to, per original 2020 Comprehensive Plan	Current stakeholder(s)	2023 Comments	Town Council feedback, in advance of March workshop date TBA
56	P11 - 02	Going forward we will continue to identify and support opportunities for land conservation. This will become more of the committee's focus in 2023 and moving forward. As we do this, we will gain experience with the land conservation process and working with the land trusts, the Town of Gray, and willing landowners.	Ongoing	Open Space Committee	Open Space Committee		
57	P11 - 03	Worked with Maine Wildlife Park (MWP) to evaluate the possibility of a walking trail between DMS and MWP. This would allow safe pedestrian access between the two sites without requiring the movement of vehicles.			DMSC		
58	P11 - 04	Coordinate with other one-room schoolhouses to create a statewide map of locations to encourage visitation.			DMSC		
59	IN 1	Explore grants and other innovative funding streams to fund economic development, including facilities, infrastructure, and small business development.	Ongoing	Town Staff			
60	IN 1-01	The Town Manager secured a \$500K US EPA Brownfields Assessment grant to identify properties blighted by real or perceived environmental degradation that is reducing their reuse potential.			Town Manager; Planning; CEO; Brownfields Advisory Committee		
61	IN 1 - 02	The Town Manager secured a \$15K GPCOG planning grant match to support a Gray Village / Main Street Revitalization Feasibility Study.			Town Manager; Planning		
62	IN 2	Prioritize municipal investment in the Village.	Ongoing	Town Staff & Council		See also IN 6, IN 7, IN 22.	
63	IN 2 -01	Gray Public Library remains an active and vibrant draw for people looking to enjoy the Gray Village Center. By providing high quality service in a welcoming and inviting space, the Library will continue to make the Village Center an attraction for local and regional residents.			Library		
64	IN 2 - 02	The town of Gray voted in 2021 to support the Town Council recommendation to purchase the 7 acre Village Gateway property across Main Street from Town Hall, and it has been incorporated into future master planning for a revitalized Village district.			Town Manager; Planning; Buildings & Grounds		
65	IN 2 - 03	Voters supported the Town Council funding Gray Village master planning in the FY23 budget, and the Town hosted a four day public design studio and block party in the summer of 2022, during which Gray residents participated in Village design by attending meetings, reviewing drawings and plans, and giving their opinions and insights into how the Gray Village can help meet local economic and housing needs.			Town Manager; Planning		
66	IN 3	Encourage town-wide events and festivals, like Gingerbread House Making, Trunk or Treat, and the Wild Blueberry Festival, year round.	Ongoing	Town Staff & Committees			
67	IN 3 - 01	Grand re-opening of DMS in Spring 2023 (also shared that ExCEL Class at GNGHS like working at DMS to: integrate their learning. Their capacity with real life community based tasks/activities bring a sense of community to the students and helping the Town achieve goals.)			DMSC		

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68	IN 3 - 02	Create an annual the DMS event, such as an old-fashioned lemonade picnic, to correspond with a Saturday event at the Maine Wildlife Park.			DMSC		
69	IN 3 - 03	Continue in Maine Wildlife Park events like Harvest Trick or Treat, and Gray Wild Blueberry Festival. (Update - Maine Wildlife Park has discontinued their former Civic Organizations Day.)			DMSC		
70	IN 3 - 04	Volunteers on the Festival Committee see the need for the Town of Gray to hold a Volunteer Recruitment-community event to fill open-seats on Town committees and other committees. Members of the Committee are willing to help organize such an event for spring 2023.			Gray Wild Blueberry Festival	Franklin (NH) for a Lifetime Planning Model may be a helpful document, discussed in detail at the August 2021 Gray M-DASH meeting.	
71	IN 3 - 05	Gray Public Library will continue to promote and provide programming for all members of the Gray community. Recent years have scaled back our offerings due to the pandemic, but in 2023 we hope to recruit and present more wide-reaching events that will fulfill this area of the Comprehensive Plan.			Library		
72	IN 3 - 06	Gray Communications Dept. provides support for current and future town-wide events by marketing and promoting the events to the community at-large via digital outreach through social media and the monthly town newsletter creation.			Communications		
73	IN 3 - 07	Festival Committee continues to grow this annual event in August, and as our committee of volunteers grows and evolves, we might be open to help host other, new annual events .			Wild Blueberry Festival		
74	IN 3 - 08	We continue to organize, manage and promote recreational events, and partner with local businesses, raising funds, e.g. in 2022, there was a successful, grassroots effort to purchase Nordic Walking poles for seniors to use through the Recreation Dept. It started with a CEDC community-project of selling hand- painted birdhouses as a fundraiser at LocalCentric.			Recreation Committee & CEDC, and a Gray resident	See also	
75	IN 3 - 09	As a spin-off from overseeing the plantings and spring-fall clean-up at the Village Green, CEDC shared an idea with town staff and residents the need to create a new, community-wide gardening group to help with both existing and future public garden gateway projects in Gray.	Spring '23		CEDC and residents	See also IN 21 - 04	
76	IN 4	Share resources and create local incentives to encourage economic development in the Village	Ongoing	Town Staff & Council			
77	IN 4 - 01	Gray property owners are invited to participate in the Town's US EPA Brownfields Assessment Grant to assist with reuse and revitalization of candidate properties.			Town Manager; Planning; Code Enforcement; Brownfields Advisory Committee		
78	IN 4 - 02	Gray business and property owners were invited to participate in the 2022 Gray Master Plan open design studio, and were invited to two meetings of the CEDC to discuss the Master Plan and any questions or comments they had about Gray's current and proposed commercial ordinances and zoning.			Town Manager; Planning		

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79	IN 4 - 03, IN 19 - 01	CEDC has been asked to reinstate hosting Gray business after-hours/forums several times a year, focusing in 2023 on upcoming how Complete Street Improvements to the Village can help improve the business climate for small businesses located in the Village, and to learn more about the needs of small businesses and entrepreneurs.			CEDC		
80	IN 4 - 05	Communications Dept. is working with Community Development Office to announce and promote open office hours in the Community Development Dept. This effort will help people understand the local incentives that exist.			Communications		
81	IN 4 - 06	CEDC has/had spent the last few years on 'beautification efforts' in the Village to improve the 'first impressions' when driving through the Village, e.g. street pole banners, planter boxes, and murals. As well as building community through the the birdhouse project; hosting the creation and helping maintain the Village Green pocket park.			CEDC	See also	
82	IN 5	Prepare for investment opportunities that arise with regional agencies working in Gray, such as, the upcoming MeDOT stormwater project.	Ongoing	Town Staff & Council		See also IN 7 & IN 22.	
83	IN 5 - 01	Town Council and staff are coordinating and collaborating with MeDOT and other stakeholders on stormwater system design.			Town Manager; Planning; Public Works		
84	IN 6	Encourage local sewer and water districts to coordinate planned service extension with the Future Land Use Plan.	Ongoing	Public Works		See also IN 14 - 01, and IN 22.	
85	IN 6 - 01	Town Council and staff are coordinating and collaborating with Gray Water District and other stakeholders on water system planning.			Town Manager; Planning; Public Works		
86	IN 6 - 01	We should also watch for any opportunity to limit the exposure of Well-head 1 to incidents on the Turnpike.			Public Safety: Fire & Rescue	See also P6 - 01	
87	IN 7	Create a designated funding stream to promote programs identified as key priorities of the community and enhance physical facilities.	Short-term, 1-2 years	Town Staff & Council		See also IN 5, IN 11 and IN 21	
88	IN 7 - 01	Committee is curious if they could potentially do fundraising/donation buckets at (all) 2023 Rec Events?			Recreation Committee		
89	IN 8	Create a Village downtown plan, the scope of which could include a market analysis, streetscape and design guideline recommendations, and traffic analysis with suggested roadway improvements.	Short-term, 1-2 years	Town Staff & Council			
90	IN 8, 17 - 01	Town staff collaborated with the Principle Group to host a Gray Village Master Plan open design studio in summer, 2022. Principle Group presented a report to Town Council in winter, 2022 that included a proposed, conceptual master plan.			Town Manager; Planning; town-wide staff support	See also IN 17	
91	IN 8 - 02	Communications Department promoted availability of the Principle Group reports and associated Gray Village revitalization materials. These communications efforts also ensured that the visioning and end results were well known throughout the community.			Communications		

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92	IN 9	Assign responsibility and provide financial support for economic development activities to the proper entity (e.g., a local economic development committee, a local representative to a regional economic development organization, the community's economic development director, a regional economic development initiative, or other).	Short-term, 1-2 years	Town Staff & Council			
93	IN 9 - 01	To promote the Town of Gray as a place to open new businesses, CEDC paid for a 1-page, economic development ad in the August 2021 issue of MaineBiz. CEDC was encouraged to place a similar 1-page ad in MaineBiz in 2023 and/or 2024.			CEDC		
94	IN 9 - 02	Town Manager has been invited to participate in the GPCOG Community Economic Development Strategy (CEDS) planning group as a representative of Gray.			Town Manager		
95	IN 10	Ensure the recreation department has adequate resources to service the expanding demand of the community, specifically for childcare programs.	Short-term, 1-2 years	Town Council		See also IN 2, IN 11 and IN 21 .	
96	IN 10 - 01	The Gray and New Gloucester Recreation departments have proposed a memorandum of understanding that clarifies how they can collaborate on delivering jointly-supported recreational programming as GNG Rec. This MOU is currently under review by elected officials in both municipalities.			Town Manager; Recreation Department		
97	IN 11	Work with the Gray Lifelong Living Committee to determine the current needs of seniors in Town and prioritize the most critical.	Short-term, 1-2 years	Town Council		See also IN 10, IN 21 and F2. Gray's Town Council should consider making the Life Long Living Committee a standing committee, like other neighboring town's have.	
98	IN 11- 01	During the Summer of 2022, an intern in the Communications Dept. created a draft of a guide for seniors.			Communications	Has the Town shared this guide with the Life Long Living Committee?	
99	IN 11-02	Through the M-DASH group, we hope to undertake the assessment of needs for seniors in Gray. https://mainecouncilonaging.org/dash/			Communications	This report needs to incorporate 2022 meeting notes from Gray's M-DASH group, e.g. low hanging fruit.	
100	IN 11-03	Their 2019 survey had 30+% return rate from the population the survey was mailed to. Findings showed that helping seniors with home repairs and with home maintenance projects was by far the most pressing need. Of the Gray residents who completed this survey, transportation needs were lower on their list of needs. Back in 2021, Gray's M-DASH Committee agreed that assisting seniors with home repairs would be possible low hanging fruit.			2020 Life Long Living Report	This report also stated 19% of EMS calls in Gray were for falls, based on recent data from Gray Fire Rescue.	
101	IN 12	Enact or amend local ordinances to reflect the desired scale, design, intensity, and location of future economic development.	Short-term, 1-2 years	Planning Department		See also IN 13, IN 14	
102	IN 12 - 01	The new zoning districts and permitted uses are intended to accomplish this.			Planning Dept.		
103	IN 12 - 02	Work with the Gray Historical Society (GHS) on a proposal for a Historical District in Gray.			DMSC		

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104	IN 13	Create Design Standards for new construction and rehabs within the Village Growth District.	Short-term, 1-2 years	Planning Board		See also IN 12, IN 14	
105	IN 13 - 01	Design standards are now on the books for the entire VC & VCP districts. Although some edits are needed, we at least have the base.			Planning Dept.		
106	IN 14	Adopt zoning amendments that allow for higher density growth in the growth areas of Town, as shown in the Future Land Use Plan and narrative.	Short-term, 1-2 years	Planning Department		See also IN 12, IN 13	
107	IN 14 - 01	There is 'chicken and egg' analogy here; infrastructure needs to be in place to allow for increased densities. There are on-going discussions amongst town staff and the Town Council regarding the viable options for infrastructure that have direct bearing on the ability to achieve this goal. As the discussions, information, and input continue to move forward with regards to i.e. Main Street, what is achievable will become increasingly clear.			Planning Dept.	See also IN 6 and IN 22	
108	IN 15	Conduct a needs assessment and capital plan for both the acquisition and development of new high priority facilities and to maintain and maximize existing facilities to better serve the community.	Med-term, 3-5 years	Town Staff & Council		See also IN 2	
109	IN 15 - 01	Gray Town Staff have assisted a development firm that seeks to increase availability of affordable housing options for older people in the Gray Village, and have received proposals from other developers interested in residential projects.			Planning Dept.		
110	IN 15 - 02	The Gray Town Council allocated capital funds in the FY22 and FY23 budgets to support Gray's Buildings and Grounds Department Director in a needs assessment for maintaining Town-owned properties.			Buildings and Grounds		
111	IN 16	Create and enhance walking and bicycle connections from the Village to other destinations in Gray, like the schools, local trails, and the library.	Med-term, 3-5 years	Public Works		See also F8, F10 and P2	
112	IN 17	Develop a new traffic pattern that allows easier and safer mobility through the village. Develop a new traffic pattern that allows easier and safer mobility through the village.	Med-term, 3-5 years	Town Council		See also F4, and also Economic Development action items	
113	IN 8, 17 - 01	Town staff collaborated with the Principle Group to host a Gray Village Master Plan open design studio in summer, 2022. Principle Group presented a report to Town Council in winter, 2022 that included a proposed, conceptual master plan.			Town Manager; Planning; town-wide staff support	Left off original report.	
114	IN 18	Establish efficient permitting procedures, especially in Growth Areas. Establish efficient permitting procedures, especially in Growth Areas.	Med-term, 3-5 years	Planning Department		See also IN 19,	
115	IN 18 - 01	We are also exploring development review options designed to streamline permitting such as expanding the role/function of the Staff Review Committee (SRC).			Planning Dept. & Code Enforcement	See also P 5 - 01	
116	IN 19	Encourage business development in the Village and Business Park growth areas to diversify tax base.	Med-term, 3-5 years	Town Council		See also IN 18, IN 22,	

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117	IN 4, 19 - 01	CEDC has been asked to reinstate hosting Gray business after-hours/forums several times a year, focusing in 2023 on upcoming how Complete Street Improvements to the Village can help improve the business climate for small businesses located in the Village, and to learn more about the needs of small businesses and entrepreneurs.			CEDC		
118	IN 19 -02	Gray Public Library exists as a stopping point and destination in the Village Center. By being a highly used municipal institution, it helps attract people to the area of Gray and, hence, allows other businesses to capitalize on the foot traffic.			Library		
119	IN 20	Establish a space near the Village for a farmers market to support local farmers and producers. Establish a space near the Village for a farmers market to support local farmers and producers.	Med-term, 3-5 years	Town Council	Gray Village Farmers Market		
120	IN 20 - 01	Town Council approved moving the Gray Village Farmers Market, from Gray Shop & Save Plaza, to the Village Green.	2021 1 st summer at new location		Gray Village Farmers Market	Farmers' market needs to attract more vendors; concerns over visibility at the Village Green/Municipal parking entrance.	
121	IN 21	Consider the construction of a Community Center that would be home to programs for youth and seniors. Work to preserve social networks for seniors as they stay in the community.	Long-term, 5+ years	Town Council		See also IN 11 and F2.	
122	IN 21 -01	Create new programming at DMS which is attractive for seniors to offer tours to local/regional retirement communities, assisted communities etc.			DMSC		
123	IN 21 -02	Host special events geared to seniors such as reunion parties, coffees, or historical reenactments.			DMSC		
124	IN 21 -03	Create a Memoir Project which will include video, audio and written stories from those who attended DMS or other one room schoolhouses to encourage active participation by seniors.			DMSC		
125	IN 21 - 04	A spin-off of the Nordic Walking pole program, is a new Bridge group that meets on the 2nd floor of Town Hall on Mondays at 10 am. Another spin-off of the CEDC's work with the Village Green pocket park & the Nordic Walking pole program will be a new (grassroots) garden group starting in 2023.			Recreation Department, CEDC, and volunteers	See also IN 3 - 09, IN 5	
126	IN 21 - 05	As part of the long term plan for use of Town buildings, the Manual Arts building will be redesigned to support the Recreation and Child Care programs, and to have a community room available for public use.			Recreation Department		
127	IN 22	Develop the public infrastructure within the village, including a small Village-scaled wastewater treatment system and high speed internet, to create a viable environment for new businesses.	Long-term, 5+ years	Town Staff, Council & Public Works		See also IN 6, and IN 14 - 01; however, this action item was the only one not specifically mentioned by town staff at this time.	

Comprehensive Plan updates from the Town Staff, Committees, Other Stakeholders for Town Council

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2					
3	Focus on moving people through Gray and getting around town via walking, biking, car, or public transportation.				
4	F1	Intiate or actively participate in regional and state <u>transportation efforts</u> .	Ongoing	Town staff & Council	Communications & Info Dept.
5	F1 - 01	<i>As an active M-DASH (Municipal Data Across Sectors for Health) participant since the fall of 2021, a primary focus has been transportation equity for older Mainers. In 2023, the group will host Jo Cooper from the Maine Council on Aging regarding the transportation assets and challenges in Cumberland County, and volunteer programs to assist older/ disabled adults.</i>		<i>Which 'group' is hosting this event? Gray's M-Dash group?</i>	

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6	F1-02	<i>Town Manager has met with regional transportation service provider RTP to discuss providing a shuttle service to connect Gray citizens to the Lakes Region Explorer bus stop in Windham for the route between Bridgeton to Portland. There are also options for a direct route between Gray and Portland in the future. Town Manager has also discussed transportation ideas with MeDOT and GPCOG.</i>			<i>Town Manager; Planning Department; Recreation Department</i>	
7		<i>Portland Area transportation conversations are increasingly including service to rural Cumberland County, and these plans might including MeDOT and federal funding to cover the costs of an expanded service network. Expanded mass transit could help reduce single occupant vehicle traffic congestion.</i>				<i>Town Manager</i>
8	F2	Explore opportunities to expand existing public <u>transportation services</u> from nearby areas to connect seniors and other residents with nearby destinations, such as Windham, Lewiston/Auburn, and Portland.	Ongoing	Town staff		
9	F2 - 01	<i>Life Long Living Committee would like to help the Town identify Gray's seniors with transportation needs.</i>				<i>Life Long Living Committee</i>
10	F3	Work collaboratively with <u>MaineDOT</u> to proactively address transportation challenges through their <u>workplan</u> , such as the 2021 projects at the intersection of Route 26/Shaker Road with North Raymond Road.	Ongoing	Town staff		

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11	F3 - 01	<i>The Town Manager continues to meet with regional and state officials to advocate for Gray's transportation needs, including safer traffic design, regional traffic flow study, local impact of highway toll traffic diversion, and planning challenges along Gray's most travelled artery roads.</i>			Town Manager; Planning Department; Recreation Department
12	F3,4,9 - 01	<i>Public Works and Emergency vehicles need to be considered.</i>			Public Safety: Fire & Rescue
13	F4	Implement the recently adopted <u>Complete Streets Policy</u> that requires all transportation projects to consider the needs of all users. This would require state and local officials and planners to consider the existing and future land use context of each project and take into consideration people using the system to walk or bike.	Short-term 1-2 years	Town staff	
14	F4-01	<i>Gray's elected and appointed officials have stressed the need for safe streets that comply with Complete Streets design standards during our planning meetings for the Rt 115 / Yarmouth Road and Rt 202 / Main Street road construction projects.</i>			Town Manager; Planning; Public Works
15	F3,4,9 - 01	<i>Fire Chief has concerns with trying to squeeze everything into roads that weren't built with this important goal in mind, including Public Works and Emergency vehicles.</i>			Public Safety: Fire & Rescue
16	F5	Rework the two <u>signalized intersections</u> in the Village to create better traffic flow during peak volumes.	Short-term 1-2 years	Town council, Public Works	

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17	F5-01	<i>The Town Manager continues to meet with regional and state officials to advocate for Gray's transportation needs, including safer traffic design, regional traffic flow study, local impact of highway toll traffic diversion, and planning challenges along Gray's most travelled artery roads.</i>			<i>Town Manager; Planning; Public Works</i>
18	F6	Complete a traffic study at <u>high-volume intersections</u> including: -Shaker Road/Route 26 and Libby Hill Road - Center Road intersection with Route 202 – All intersections in the Village center.	Short-term 1-2 years	Town staff & Council	
19	F6-01	<i>The Town Manager continues to meet with regional and state officials to advocate for Gray's transportation needs, including safer traffic design, regional traffic flow study, local impact of highway toll traffic diversion, and planning challenges along Gray's most travelled artery roads.</i>			
20	F7	Work collaboratively with the Maine Turnpike Authority and the Maine Department of Transportation to address <u>toll diversion</u> through Gray Village.	Short-term 1-2 years	Town staff & Council	

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21		<i>The Town Manager and Town Council have met with state officials to advocate for Gray's transportation needs, including safer traffic design, regional traffic flow study, local impact of highway toll traffic diversion, and planning challenges along Gray's most travelled artery roads.</i>			<i>Town Manager; Planning; Public Works</i>	
22	F8	Create or improve existing sidewalk connections for: a. Both sides of each main road in the Village b. Along Shaker Road between the Village and the school campus on Libby Hill Road.	Mid-term, 3-5 years	Public Works		
23	F9	Use <u>traffic calming strategies</u> to slow traffic traveling through the Village, allowing for local businesses to capitalize on the people driving through town.	Long-term, 3- 6 years	Town council, Public Works		
24	F9-01	<i>These strategies have been reviewed in discussions with MeDOT about the upcoming road construction projects on Yarmouth Road and Main Street, and were subject of a meeting with MeDOT officials about the proposed redesign of Libby Hill Road.</i>				<i>Town Manager; Planning; Public Works; MSAD-15</i>
25	F3,4,9 - 01	<i>Public Works and Emergency vehicles need to be considered.</i>				

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26	F10	Create and maintain additional <u>off-street trail networks</u> : a. Expand Libby Hill Trail network b. Off-street connections c. Dry Mills and the Village d. Local Trails around and through the Village e. Explore opportunities for regional train connections	Long-term, 5+ years	Town Council, Open Space Committee, Planning Department, Private Partnerships	<i>Planning Dept.</i>
27	F10 a. & d. - 01	<i>Various CDBG grants are extending the VALT trail, particularly on the gateway parcel. Planning Dept. is also working with the RRCT on the parking lot for access to the Libby Hill trails.</i>	July-05		
28	F10 d. - 02	<i>Reviewing Open Space subdivision ordinances (Gray's and other towns) in order to come up with language that supports trail building and connectivity throughout Gray. In 2023, we plan to draft revisions to Gray's existing Open Space subdivision ordinance and review them with the Town Council and the Planning Board, edit as needed, and work with the Council through the process of adopting the agreed upon revision.</i>			

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29	F10 d. - 03	<i>Open Space Committee strongly supports efforts to expand the village area loop trail (VALT) and other initiatives to make Gray walkable, bikeable, and the center of town activities. We don't see the OS taking the lead to include in this report unless there are opportunities for land conservation where our involvement is needed.</i>			<i>Open Space Committee</i>
30					
31	Protect Gray's rural character and natural resources.				
32	P1	Initiate and/or participate in <u>inter-local and/or regional planning, management, and/or regulatory efforts</u> around shared critical and important natural resources.	Ongoing	Town Staff & Council	<i>Town Manager; Planning; Code Enforcement</i>
33	P1-01	<i>Town Council and staff have assisted the Royal River Conservation Trust in creating a forested trail system with public access from a parking area on Ramsdell Road. The Town has hosted a landowner meeting to discuss goals for preservation of open space and forested lands. Town Staff toured Little Sebago Lake to learn about surface water protection and land use concerns in the watershed. Town staff are working with regional entities on enhanced local surface water protection standards.</i>			

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34	P2	Work with public and private partners to <u>extend and maintain a network of trails</u> for motorized and non-motorized uses. Connect with regional trail systems where possible.	Ongoing	Town Staff & Council	<p><i>Open Space Committee</i></p> <p><i>Dry Mills Schoolhouse Committee</i></p>
35	P2, 9, 11 - 01	<i>Held a meeting in January 2023 with Gray's larger landowners. At this meeting we reiterated that private landowners are key to trail networks and thanked those who have opened their land to some sort of public use, informed them about the Open Space Plan and the town's Landowner Principles of Cooperation, and introduced them to the two regional land trusts and the town's interest in, and opportunities for, land conservation.</i>	<i>January '23</i>		
36	P2 - 02	<i>Work with Gray Historical Society (GHS) on the history walk/trails through the Village and extending to the Dry Mills Schoolhouse (DMS) site.</i>			
37	P3	Encourage owners of <u>productive farm and forest land to enroll in the current taxation programs.</u>	Ongoing	Town Staff	
38	P3 - 01	<i>Provides information related to the current use programs offered by the State of Maine to the person(s) responsible for determining eligible property owners</i>			

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39	P4	Educate property owners around water resources in Town on <u>Shoreland zoning regulations and water quality protection.</u>	Ongoing	Town Staff	Code/Planning
40	P4 - 01	<i>Working with the State to update Gray's Shoreland Zoning regulations.</i>			
41	P5	Using the descriptions in the Future Land Use Plan narrative, maintain, enact, or amend local ordinances as appropriate to: a. Clearly define the desired scale, intensity, and location of <u>future development.</u> b. Establish or maintain fair and efficient <u>permitting procedures</u> , and explore streamlining permitting procedures in growth areas. c. Clearly define <u>protective measures for critical natural resources</u> and, where applicable, important natural resources.	Short-term, 1-2 years	Planning Department	

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42	P5 c. - 01	<i>We have compiled a map showing existing zoning and the future land use map in the Comp Plan. This will be used as the basis for drawing conceptual initial new zoning district lines for public and Town Council input. We anticipate at least the initial draft of this within the next 6 months. We are also exploring development review options designed to streamline permitting such as expanding the role/function of the staff review committee (SRC).</i>	July-05		<i>Planning Dept.</i>
43	P5 c. - 02	<i>The Code Office is currently working with the Planning Dept to streamline as many processes as possible. The Code Office is also implementing "predevelopment" meetings in order to fast track projects.</i>			<i>Code Enforcement</i>
44	P5 a., c. - 03	<i>Reviewing Open Space subdivision ordinances (Gray's and other towns) in order to come up with language that supports trail building and connectivity throughout Gray. In 2023, we plan to draft revisions to Gray's existing Open Space subdivision ordinance and review them with the Town Council and the Planning Board, edit as needed, and work with the Council through the process of adopting the agreed upon revisions.</i>	2022-2023		<i>Open Space Committee</i>

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45	P6	Create development restrictions through zoning amendments to <u>enhance existing protections of well-head and aquifer recharge areas</u> , including the limitation of commercial development in those areas with a potential for soil and water contamination or water depletion.	Short-term, 1-2 years	Planning Department		
46	P6 - 01	<i>We anticipate that proposed aquifer protection areas with some basic performance standards will be part of the new zoning that is mentioned above. As a practical matter, the undertaking will likely start with the rough layout of the basic rural, residential, mixed-use and commercial zones and then the overlays (such as aquifer and/or watershed) would be the next "layer". The current well-head protection areas are already established.</i>				Planning Dept.
47	P6 - 02	<i>Limit exposure of well-head 1 to incidents on the Turnpike.</i>				Fire & Rescue
48	P7	Review <u>property tax incentives and other fiscal tools</u> to ensure that property owners who would like their land to be maintained as open space or farmland in perpetuity can afford to do so.	Short-term, 1-2 years	Town Staff		
49	P7 - 01	<i>Provides information related to the current use programs offered by the State of Maine to the person(s) responsible for determining eligible property owners.</i>				Assesor
50	P8	Update <u>zoning for critical natural resources</u> as Critical Natural Resource Areas in the Future Land Use Plan.	Short-term, 1-2 years	Planning Department		

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51	P8 - 01	<i>In addition to the new zoning per above, we are working on the ability to have an interactive map on the Town's website that would allow the user to add/subtract visual layers of various elements including natural resources. This will enable property owners as well as town staff to ID site-specific development constraints.</i>			<i>Planning Dept.</i>	
52	P9	Provide educational materials regarding the benefits and protections for landowners allowing <u>public recreational access on their property</u> . At a minimum, this will include information on <u>Maine Landowner Liability Laws</u> regarding recreational or harvesting use, Title 14, M.R.S.A. §159-A.	Short-term, 1-2 years	Town Staff		
53	P2, 9, 11 - 01	<i>Held a meeting in January 2023 with Gray's larger landowners. At this meeting we reiterated that private landowners are key to trail networks and thanked those who have opened their land to some sort of public use, informed them about the Open Space Plan and the town's Landowner Principles of Cooperation, and introduced them to the two regional land trusts and the town's interest in, and opportunities for, land conservation.</i>	January '23			<i>Open Space Committee</i>
54	P10	Develop an <u>Open Space and Recreation Plan</u> that will identify priorities for preservation needs to recreational facilities to meet current and future demand.	Med-term, 3-5 years	Open Space Committee		

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55	P10 - 01	<i>Completed by the Open Space Committee and adopted by the Town Council March 2022.</i>	<i>March '22</i>		<i>Open Space Committee</i>
56	P10 - 02	<i>Communications Department posted the Open Space Plan on the Town's website and promoted its availability through various online channels.</i>			<i>Communications</i>
57	P10 - 03	<i>This is done on an on-going initiative with owners located in these Zones. One goal is to create educational handouts.</i>			<i>Code Enforcement</i>
58	P11	Work with an existing local land trust or other conservation organizations to <u>pursue opportunities to protect important open space or recreational land.</u>	Med-term, 3-5 years	Open Space Committee	
59	P2, 9, 11 - 01	<i>Held a meeting in January 2023 with Gray's larger landowners. At this meeting we reiterated that private landowners are key to trail networks and thanked those who have opened their land to some sort of public use, informed them about the Open Space Plan and the town's Landowner Principles of Cooperation, and introduced them to the two regional land trusts and the town's interest in, and opportunities for, land conservation.</i>	<i>January '23</i>		<i>Open Space Committee</i>

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60	P11 - 02	<i>Going forward we will continue to identify and support opportunities for land conservation. This will become more of the committee's focus in 2023 and moving forward. As we do this, we will gain experience with the land conservation process and working with the land trusts, the Town of Gray, and willing landowners.</i>	<i>Ongoing</i>	<i>Open Space Committee</i>	<i>Open Space Committee</i>
61	P11 - 03	<i>Worked with Maine Wildlife Park (MWP) to evaluate the possibility of a walking trail between DMS and MWP. This would allow safe pedestrian access between the two sites without requiring the movement of vehicles.</i>			<i>Dry Mills Schoolhouse Committee</i>
62	P11 - 04	<i>Coordinate with other one-room schoolhouses to create a statewide map of locations to encourage visitation.</i>			<i>Dry Mills Schoolhouse Committee</i>
64	Invest in the Village and community programs				
65	IN 1	Explore grants and other innovative funding streams to fund <u>economic development</u> , including facilities, infrastructure, and small business development.	Ongoing	Town Staff	
66	IN 1-01	<i>The Town Manager secured a \$500K US EPA Brownfields Assessment grant to identify properties blighted by real or perceived environmental degradation that is reducing their reuse potential.</i>			<i>Town Manager; Planning; CEO; Brownfields Advisory Committee</i>

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67	IN 1 - 02	<i>The Town Manager secured a \$15K GPCOG planning grant match to support a Gray Village / Main Street Revitalization Feasibility Study.</i>			Town Manager; Planning
68	IN 2	Prioritize <u>municipal investment</u> in the Village.	Ongoing	Town Staff & Council	
69	IN 2 - 01	<i>Gray Public Library remains an active and vibrant draw for people looking to enjoy the Gray Village Center. By providing high quality service in a welcoming and inviting space, the Library will continue to make the Village Center an attraction for local and regional residents.</i>			Library
70	IN 2 - 02	<i>The town of Gray voted in 2021 to support the Town Council recommendation to purchase the 7 acre Village Gateway property across Main Street from Town Hall, and it has been incorporated into future master planning for a revitalized Village district.</i>			Town Manager; Planning; Buildings & Grounds
71	IN 2 - 03	<i>Voters supported the Town Council funding Gray Village master planning in the FY23 budget, and the Town hosted a four day public design studio and block party in the summer of 2022, during which Gray residents participated in Village design by attending meetings, reviewing drawings and plans, and giving their opinions and insights into how the Gray Village can help meet local economic and housing needs.</i>			Town Manager; Planning

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72	IN 3	Encourage <u>town-wide events</u> and festivals, like Gingerbread House Making, Trunk or Treat, and the Wild Blueberry Festival, year round.	Ongoing	Town Staff & Committees	
73	IN 3 - 01	<i>Grand re-opening of DMS in Spring 2023</i>			<i>Dry Mills Schoolhouse that ExCel Class at G-N DMSM to: intergrate t capacity with real life e tasks/activities brining the students and helpi</i>
74	IN 3 - 02	<i>Create an annual the DMS event, such as an old-fashioned lemonade picnic, to correspond with a Saturday event at the Maine Wildlife Park.</i>			<i>Dry Mills Schoolhouse Committee</i>
75	IN 3 - 03	<i>Continue in Maine Wildlife Park events like Harvest Trick or Treat, and Gray Wild Blueberry Festival. (Update - Maine Wildlilfe Park has discontinued their former Civic Organizations Day.)</i>			<i>Dry Mills Schoolhouse Committee</i>
76	IN 3 - 04	<i>Volunteers on the Festival Committee see the need for the Town of Gray to hold a Volunteer Recruitment-community event to fill open-seats on Town committees and other committees. Members of the Committee are willing to help organize such an event for spring 2023.</i>			<i>Gray Wild Blueberry Festival</i>

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77	IN 3 - 05	<i>Gray Public Library will continue to promote and provide programming for all members of the Gray community. Recent years have scaled back our offerings due to the pandemic, but in 2023 we hope to recruit and present more wide-reaching events that will fulfill this area of the Comprehensive Plan.</i>			<i>Library</i>
78	IN 3 - 06	<i>Gray Communications Dept. provides support for current and future town-wide events by marketing and promoting the events to the community at-large via digital outreach through social media and the monthly town newsletter creation.</i>			<i>Communications</i>
79	IN 3 - 07	<i>Festival Committee continues to grow this annual event in August, and as our committee of volunteers grows and evolves, we might be open to help host other, new annual events .</i>			<i>Wild Blueberry Festival</i>
80	IN 3 - 08	<i>We continue to organize, manage and promote recreational events, and partner with local businesses, raising funds, e.g. in 2022, there was a successful, grassroots effort to purchase Nordic Walking poles for seniors to use through the Recreation Dept. It started with a CEDC community-project of selling hand-painted birdhouses as a fundraiser at LocalCentric.</i>			<i>Recreation Committee & Community Economic Development Committee, and a Gray resident</i>

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81	IN 3 - 09	<i>As a spin-off from overseeing the plantings and spring-fall clean-up at the Village Green, CEDC shared an idea with town staff and residents the need to create a new, community-wide gardening group to help with both existing and future public garden gateway projects in Gray.</i>	<i>Spring '23</i>		<i>Community Economic Development Committee and residents</i>
82	IN 4	Share resources and create local <u>incentives to encourage economic development</u> in the Village	Ongoing	Town Staff & Council	
83	IN 4 - 01	<i>Gray property owners are invited to participate in the Town's US EPA Brownfields Assessment Grant to assist with reuse and revitalization of candidate properties.</i>			<i>Town Manager; Planning; Code Enforcement; Brownfields Advisory Committee</i>
84	IN 4 - 02	<i>Gray business and property owners were invited to participate in the 2022 Gray Master Plan open design studio, and were invited to two meetings of the Community Economic Development Committee to discuss the master plan and any questions or comments they had about Gray's current and proposed commercial ordinances and zoning.</i>			<i>Town Manager; Planning</i>

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85	IN 4 - 03, IN 19 - 01	<i>CEDC has been asked to reinstate hosting Gray business after-hours/forums several times a year, focusing in 2023 on upcoming how Complete Street Improvements to the Village can help improve the business climate for small businesses located in the Village, and to learn more about the needs of small businesses and entrepreneurs.</i>			<i>Community Economic Development Committee</i>
86	IN 4 - 05	<i>Communications Dept. is working with Community Development Office to announce and promote open office hours in the Community Development Dept. This effort will help people understand the local incentives that exist.</i>			<i>Communications</i>
87	IN 4 - 06	<i>CEDC has/had spent the last few years on 'beautification efforts' in the Village to improve the 'first impressions' when driving through the Village, e.g. street pole banners, planter boxes, and murals. As well as building community through the the birdhouse project; hosting the creation and helping maintain the Village Green pocket park.</i>			<i>Community Economic Development Committee</i>
88	IN 5	Prepare for <u>investment opportunities</u> that arise with <u>regional agencies</u> working in Gray, such as, the upcoming Department of Transportation stormwater project.	Ongoing	Town Staff & Council	
89	IN 5 - 01	<i>Town Council and staff are coordinating and collaborating with MeDOT and other stakeholders on stormwater system design.</i>			<i>Town Manager; Planning; Public Works</i>

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90	IN 6	Encourage <u>local sewer and water districts</u> to coordinate <u>planned service extension</u> with the Future Land Use Plan.	Ongoing	Public Works	Town Manager; Planning; Public Works Public Safety: Fire & Rescue Recreation Committee Town Manager; Planning; town-wide staff support
91	IN 6 - 01	<i>Town Council and staff are coordinating and collaborating with Gray Water District and other stakeholders on water system planning.</i>			
92	IN 6 - 01	<i>We should also watch for any opportunity to limit the exposure of Well-head 1 to incidents on the Turnpike.</i>			
93	IN 7	Create a designated <u>funding stream</u> to promote programs identified as key priorities of the community and enhance physical facilities.	Short-term, 1-2 years	Town Staff & Council	
94	IN 7 - 01	<i>Committee is curious if they could potentially do fundraising/donation buckets at (all) 2023 Rec Events?</i>			
95	IN 8	Create a <u>Village downtown plan</u> , the scope of which could include a market analysis, streetscape and design guideline recommendations, and traffic analysis with suggested roadway improvements.	Short-term, 1-2 years	Town Staff & Council	
96	IN 8, 17 - 01	<i>Town staff collaborated with the Principle Group to host a Gray Village Master Plan open design studio in summer, 2022. Principle Group presented a report to Town Council in winter, 2022 that included a proposed, conceptual master plan.</i>			

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97	IN 8 - 02	<i>Communications Department promoted availability of the Principle Group reports and associated Gray Village revitalization materials. These communications efforts also ensured that the visioning and end results were well known throughout the community.</i>			<i>Communications</i>
98	IN 9	Assign responsibility and provide <u>financial support</u> for <u>economic development</u> activities to the proper entity (e.g., a local economic development committee, a local representative to a regional economic development organization, the community's economic development director, a regional economic development initiative, or other).	Short-term, 1-2 years	Town Staff & Council	
99	IN 9 - 01	<i>To promote the Town of Gray as a place to open new businesses, CEDC paid for a 1-page, economic development ad in the August 2021 issue of MaineBiz. CEDC was encouraged to place a similar 1-page ad in MaineBiz in 2023 and/or 2024.</i>			<i>Community Economic Development Committee</i>
100	IN 9 - 02	<i>Town Manager has been invited to participate in the GPCOG Community Economic Development Strategy (CEDS) planning group as a representative of Gray.</i>			<i>Town Manager</i>
101	IN 10	Ensure the <u>recreation</u> department has adequate resources to service the expanding demand of the community, specifically for childcare programs.	Short-term, 1-2 years	Town Council	

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102	IN 10-01	<i>The Gray and New Gloucester Recreation departments have proposed a memorandum of understanding that clarifies how they can collaborate on delivering jointly-supported recreational programming. This MOU is currently under review by elected officials in both municipalities.</i>			<i>Town Manager; Recreation Department</i>
103	IN 11	Work with the Gray Lifelong Living Committee to determine the current <u>needs of seniors</u> in Town and prioritize the most critical.	Short-term, 1-2 years	Town Council	
104	IN 11-01	<i>During the Summer of 2022, an intern in the Communications Dept. created a draft of a guide for seniors.</i>			<i>Communications</i>
105	IN 11-02	<i>Through the M-DASH group, we hope to undertake the assessment of needs for seniors in Gray.</i> <i>https://mainecouncilonaging.org/dash/ is hyperlinked ---></i>			<i>Communications</i>

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106	IN 11-03	<i>Their 2019 survey had 30+% return rate from the population the survey was mailed to. Findings showed that helping seniors with home repairs and with home maintenance projects was by far the most pressing need. Of the Gray residents who completed this survey, transportation needs were lower on their list of needs. Back in 2021, Gray's M-Dash Committee agreed that assisting seniors with home repairs would be possible low hanging fruit.</i>			<i>2020 Life Long Living Report</i>
107	IN 12	Enact or amend <u>local ordinances</u> to reflect the desired scale, design, intensity, and location of future economic development.	Short-term, 1-2 years	Planning Department	
108	IN 12 - 01	<i>The new zoning districts and permitted uses are intended to accomplish this.</i>			<i>Planning Dept.</i>
109	IN 12 - 02	<i>Work with the Gray Historical Society (GHS) on a proposal for a Historical District in Gray.</i>			<i>Dry Mills Schoolhouse Committee</i>
110	IN 13	Create <u>Design Standards</u> for new construction and rehabs within the Village Growth District.	Short-term, 1-2 years	Planning Board	
111	IN 13 - 01	<i>Design standards are now on the books for the entire VC & VCP districts. Although some edits are needed, we at least have the base.</i>			<i>Planning Dept.</i>

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112	IN 14	Adopt <u>zoning amendments</u> that allow for higher density growth in the growth areas of Town, as shown in the Future Land Use Plan and narrative.	Short-term, 1-2 years	Planning Department	<i>Planning Dept.</i>
113	IN 14 - 01	<i>There is 'chicken and egg' analogy here; infrastructure needs to be in place to allow for increased densities. There are on-going discussions amongst town staff and the Town Council regarding the viable options for infrastructure that have direct bearing on the ability to achieve this goal. As the discussions, information, and input continue to move forward with regards to i.e. Main Street, what is achievable will become increasingly clear.</i>			
114	IN 15	Conduct a <u>needs assessment</u> and <u>capital plan</u> for both the acquisition and development of new high priority facilities and to maintain and maximize existing facilities to better serve the community.	Med-term, 3-5 years	Town Staff & Council	
115	IN 15 - 01	<i>Gray Town Staff have assisted a development firm that seeks to increase availability of affordable housing options for older people in the Gray Village, and have received proposals from other developers interested in residential projects.</i>			
116	IN 15 - 02	<i>The Gray Town Council allocated capital funds in the FY22 and FY23 budgets to support Gray's Buildings and Grounds Department Director in a needs assessment for maintaining Town-owned properties.</i>			

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117	IN 16	Create and enhance <u>walking and bicycle connections</u> from the Village to other destinations in Gray, like the schools, local trails, and the library.	Med-term, 3-5 years	Public Works	<i>Town Manager; Planning; town-wide staff support</i>	
118	IN 17	Develop a new <u>traffic pattern</u> that allows easier and safer mobility through the village.	Med-term, 3-5 years	Town Council		
119	IN 8, 17 - 01	<i>Town staff collaborated with the Principle Group to host a Gray Village Master Plan open design studio in summer, 2022. Principle Group presented a report to Town Council in winter, 2022 that included a proposed, conceptual master plan.</i>				
120	IN 18	Establish efficient <u>permitting procedures</u> , especially in Growth Areas.	Med-term, 3-5 years	Planning Department		
121	IN 18 - 01	<i>We are also exploring development review options designed to streamline permitting such as expanding the role/function of the staff review committee (SRC).</i>				<i>Planning Dept. & Code Enforcement</i>
122	IN 19	Encourage <u>business development</u> in the Village and Business Park growth areas to diversify tax base.	Med-term, 3-5 years	Town Council		

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123	IN 4, 19-01	<i>CEDC has been asked to reinstate hosting Gray business after-hours/forums several times a year, focusing in 2023 on upcoming how Complete Street Improvements to the Village can help improve the business climate for small businesses located in the Village, and to learn more about the needs of small businesses and entrepreneurs.</i>			<i>Community Economic Development Committee</i>
124	IN 19-02	<i>Gray Public Library exists as a stopping point and destination in the Village Center. By being a highly used municipal institution, it helps attract people to the area of Gray and, hence, allows other businesses to capitalize on the foot traffic.</i>			<i>Library</i>
125	IN 20	Establish a space near the Village for a <u>farmers’ market</u> to support local farmers and producers.	Med-term, 3-5 years	Town Council	<i>Gray Village Farmers Market</i>
126	IN 20-01	<i>Town Council approved moving the Gray Village Farmers Market, from Gray Shop & Save Plaza, to the Village Green.</i>	2021 was first summer at new location		<i>Gray Village Farmers Market</i>

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127	IN 21	Consider the construction of a <u>Community Center</u> that would be home to programs for youth and seniors. Work to preserve <u>social networks for seniors</u> as they stay in the community.	Long-term, 5+ years	Town Council	Dry Mills Schoolhouse Committee Dry Mills Schoolhouse Committee Dry Mills Schoolhouse Committee Recreation Department, Community Economic Development Committee, and volunteers
128	IN 21 - 01	<i>Create new programming at DMS which is attractive for seniors to offer tours to local/regional retirement communities, assisted communities etc.</i>			
129	IN 21 - 02	<i>Host special events geared to seniors such as reunion parties, coffees, or historical reenactments.</i>			
130	IN 21 - 03	<i>Create a Memoir Project which will include video, audio and written stories from those who attended DMS or other one room schoolhouses to encourage active participation by seniors.</i>			
131	IN 21 - 04	<i>A spin-off of the Nordic Walking pole program, is a new Bridge group that meets on the 2nd floor of Town Hall on Mondays at 10 am. Another spin-off of the CEDC's work with the Village Green pocket park & the Nordic Walking pole program will be a new (grassroots) garden group starting in 2023.</i>			

Comprehensive Plan updates from the Town Staff, Committees, Other Stakeholders for Town Council

	A	B	C	D	E
1	#	Action Items (See also Goals & Objectives from the 2020 Comprehensive Plan Summary, as listed on Page 8 for Focusing, Page 10 for Protecting, and Page 13 for Investing.)	Time Frame, per original 2020 Comprehensive Plan	Allocated to, per original 2020 Comprehensive Plan	<i>Current stakeholder(s)</i>
132	IN 21 - 05	<i>As part of the long term plan for use of Town buildings, the Manual Arts building will be redesigned to support the Recreation and Child Care programs, and to have a community room available for public use.</i>			<i>Recreation Department</i>
133	IN 22	Develop the <u>public infrastructure</u> within the village, including a small Village-scaled wastewater treatment system and high speed internet , to create a viable environment for new businesses.	Long-term, 5+ years	Town Staff, Council & Public Works	
134					

Comprehensive Plan updates from the Town Staff, Committees, Other Stakeholders for Town Council

	F
1	2023 Comments
2	
3	
4	<i>Council is invited to participate in Transit Tomorrow and other regional transportation and housing conversations being hosted by GPCOG and others.</i>
5	<i>2021 M-Dash report on Gray/Life Long Living showed a smaller need for transportation, and an even greater need for home repairs & maintenance.</i>

Comprehensive Plan updates from the Town Staff, Committees, Other Stakeholders for Town Council

	F
1	2023 Comments
6	<i>Would Council support FY24 budget requests to connect Gray to the RTP service?</i>
7	
8	<i>See also F1 & IN 11.</i>
9	<i>See also survey results from Life Long Living's 2020 report.</i>
10	<i>See also F-4</i>

Comprehensive Plan updates from the Town Staff, Committees, Other Stakeholders for Town Council

	F
1	<i>2023 Comments</i>
11	
12	
13	<i>See also F3 & IN 17</i>
14	
15	
16	<i>See also F6</i>

Comprehensive Plan updates from the Town Staff, Committees, Other Stakeholders for Town Council

	F
1	<i>2023 Comments</i>
17	
18	<i>See also F5</i>
19	
20	<i>Council has proposed state-level review and attention to matters like toll diversion and adoption of Complete Streets policies currently in force.</i>

Comprehensive Plan updates from the Town Staff, Committees, Other Stakeholders for Town Council

	F
1	2023 Comments
21	
22	<i>See also P2 and IN 16, and for b. see also 2022 Village Plan for redoing Rt 115 east.</i>
23	<i>See also F4 re: Complete Streets</i>
24	<i>Council has proposed state-level review and attention to adoption of Complete Streets policies currently in force.</i>
25	

Comprehensive Plan updates from the Town Staff, Committees, Other Stakeholders for Town Council

	F
1	<i>2023 Comments</i>
26	<i>See also P2 and IN 16</i>
27	
28	

Comprehensive Plan updates from the Town Staff, Committees, Other Stakeholders for Town Council

	F
1	<i>2023 Comments</i>
29	
30	
31	
32	<i>See also P5, P8, P11.</i>
33	

Comprehensive Plan updates from the Town Staff, Committees, Other Stakeholders for Town Council

	F
1	<i>2023 Comments</i>
34	<i>See also F10</i>
35	
36	
37	<i>See also P7</i>
38	

Comprehensive Plan updates from the Town Staff, Committees, Other Stakeholders for Town Council

	F
1	2023 Comments
39	<i>What steps can be taken to get this important and timely information get into the hands of ALL lakefront homeowners living in Gray and shared with Windham & Cumberland for Little Sebago Lake and Forest Lake.</i>
40	<i>See also P1 - 01</i>
41	<i>See also P1 and P8</i>

Comprehensive Plan updates from the Town Staff, Committees, Other Stakeholders for Town Council

	F
1	<i>2023 Comments</i>
42	<i>See also IN 18 - 01</i>
43	
44	

Comprehensive Plan updates from the Town Staff, Committees, Other Stakeholders for Town Council

	F
1	<i>2023 Comments</i>
45	
46	<i>See also IN 6 - 01</i>
47	<i>This was left off our original report.</i>
48	<i>See also P3</i>
49	
50	<i>See also P1 and P5</i>

Comprehensive Plan updates from the Town Staff, Committees, Other Stakeholders for Town Council

	F
1	<i>2023 Comments</i>
51	
52	<i>See also P2</i>
53	
54	

Comprehensive Plan updates from the Town Staff, Committees, Other Stakeholders for Town Council

	F
1	<i>2023 Comments</i>
55	
56	
57	
58	<i>See also P1.</i>
59	

Comprehensive Plan updates from the Town Staff, Committees, Other Stakeholders for Town Council

	F
1	<i>2023 Comments</i>
60	
61	
62	
63	
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66	

Comprehensive Plan updates from the Town Staff, Committees, Other Stakeholders for Town Council

	F
1	<i>2023 Comments</i>
67	
68	<i>See also IN 6, IN 7, IN 22.</i>
69	
70	
71	

Comprehensive Plan updates from the Town Staff, Committees, Other Stakeholders for Town Council

	F
1	2023 Comments
72	
73	<i>Committee also shared G HS like working at their learning. Their community based a sense of community to ng the Town achieve goals.</i>
74	
75	
76	<i><u>Franklin (NH) for a Lifetime Planning Model</u> may be a helpful document, disucssed in detail at the August 2021 Gray M-Dash meeting.</i>

Comprehensive Plan updates from the Town Staff, Committees, Other Stakeholders for Town Council

	F
1	<i>2023 Comments</i>
77	
78	
79	
80	<i>See also</i>

Comprehensive Plan updates from the Town Staff, Committees, Other Stakeholders for Town Council

	F
1	<i>2023 Comments</i>
81	<i>See also IN 21 - 04</i>
82	
83	
84	

Comprehensive Plan updates from the Town Staff, Committees, Other Stakeholders for Town Council

	F
1	<i>2023 Comments</i>
85	
86	
87	<i>See also</i>
88	<i>See also IN 7 & IN 22.</i>
89	

Comprehensive Plan updates from the Town Staff, Committees, Other Stakeholders for Town Council

	F
1	<i>2023 Comments</i>
90	<i>See also IN 14 - 01, and IN 22.</i>
91	
92	<i>See also P6 - 01</i>
93	<i>See also IN 5, IN 11 and IN 21</i>
94	
95	
96	<i>See also IN 17</i>

Comprehensive Plan updates from the Town Staff, Committees, Other Stakeholders for Town Council

	F
1	<i>2023 Comments</i>
97	
98	
99	
100	
101	<i>See also IN 2, IN 11 and IN 21 .</i>

Comprehensive Plan updates from the Town Staff, Committees, Other Stakeholders for Town Council

	F
1	2023 Comments
102	
103	<i>See also IN 10, IN 21 and F2. Gray's Town Council should consider making the Life Long Living Committee a standing committee, like other neighboring town's have.</i>
104	<i>Has the Town shared this guide with the Life Long Living Committee?</i>
105	<i>This report needs to incorporate 2022 meeting notes from Gray's M-DASH group, e.g. low hanging fruit.</i>

Comprehensive Plan updates from the Town Staff, Committees, Other Stakeholders for Town Council

	F
1	2023 Comments
106	<i>This report also stated 19% of EMS calls in Gray were for falls, based on recent data from Gray Fire Rescue.</i>
107	<i>See also IN 13, IN 14</i>
108	
109	
110	<i>See also IN 12, IN 14</i>
111	

Comprehensive Plan updates from the Town Staff, Committees, Other Stakeholders for Town Council

	F
1	<i>2023 Comments</i>
112	<i>See also IN 12, IN 13</i>
113	<i>See also IN 6 and IN 22</i>
114	<i>See also IN 2</i>
115	
116	

Comprehensive Plan updates from the Town Staff, Committees, Other Stakeholders for Town Council

	F
1	<i>2023 Comments</i>
117	<i>See also F8, F10 and P2</i>
118	<i>See also F4, and also Economic Development action items</i>
119	<i>Left off original report.</i>
120	<i>See also IN 19,</i>
121	<i>See also P 5 - 01</i>
122	<i>See also IN 18, IN 22,</i>

Comprehensive Plan updates from the Town Staff, Committees, Other Stakeholders for Town Council

	F
1	<i>2023 Comments</i>
123	
124	
125	
126	<i>Farmers' market needs to attract more vendors; conerns over visibility at the Village Green/Municipal parking entrance.</i>

Comprehensive Plan updates from the Town Staff, Committees, Other Stakeholders for Town Council

	F
1	<i>2023 Comments</i>
127	<i>See also IN 11 and F2.</i>
128	
129	
130	
131	<i>See also IN 3 - 09, IN 5</i>

Comprehensive Plan updates from the Town Staff, Committees, Other Stakeholders for Town Council

	F
1	<i>2023 Comments</i>
132	
133	<i>See also IN 6, and IN 14 - 01; however, this action item was the only one not specifically mentioned by town staff at this time.</i>
134	