TOWN OF GRAY

GRAY TOWN COUNCIL WORKSHOP

AGENDA • NOVEMBER 1, 2022

Gray Town Council Workshop	**Town Council Chambers** **24 Main Street, Gray, ME 04039** **https://us06web.zoom.us/j/83796713148** **Phone 646-558-8656 / Meeting ID: 837 9671 3148**	**6:15 PM**

CALL to ORDER

Roll Call

WORKSHOP **6:15 PM - 7:00 PM**

1. Upcoming Infrastructure projects/Village Design work - Principle Group Contract

2. Self Storage Ordinance

ADJOURNMENT

** The Town of Gray is an equal opportunity employer and complies with all applicable equal access to public accommodations law. If you are planning to attend a Town Council or Town committee or board meeting and need assistance with a physical disability, please contact the Town Manager's office at least 48 hours in advance of the meeting to have the Town assist you. 657-3339. TTY 657-3931.*

TOWN OF GRAY
SELF-STORAGE MORATORIUM ORDINANCE

THE TOWN OF GRAY hereby adopts a Moratorium in all the Town's zoning districts for the construction or expansion of self-storage facilities.

Section 1. Definitions

Self-storage means any structure(s) containing separate storage spaces of varying size, leased or rented on an individual basis.

Zoning districts means the areas of town as delineated in the Town Zoning Ordinance

Section 2. Moratorium Declared.

WHEREAS, the Town has seen increasing interest in self-storage development in recent months, with two active proposals; and

WHEREAS, the construction of self-storage facilities has expanded significantly in surrounding towns within the past year; and

WHEREAS, self-storage facilities are only allowed as a conditional use in the Business District 1 (BD-1), the Business District 2 (BD-2), the Commercial District (C) and the Business Transitional District 1 (BT-1) and are not allowed in any other zoning district in the Town as either a permitted or a conditional use; and

WHEREAS, thoughtful zoning ordinances and performance standards protect land and property values for current and future Gray residents and businesses; and

WHEREAS, the Town's current Zoning Ordinance does not contain sufficient standards to effectively provide municipal review and approval of proposals involving self-storage uses and the lack of such standards could result in serious public harm from improperly regulated development and establishment of self-storage uses; and

WHEREAS, the Town needs time to develop and revisit review criteria for self-storage use in the Town; and

WHEREAS, the Town is currently pursuing implementation of the 2020 Comprehensive Plan and Future Land Use plan, which encourages development with small-town rural character; and

WHEREAS, the Town Council first discussed the moratorium at their January 5, 2022 workshop;

NOW, THEREFORE, the Town does hereby ordain that this Ordinance be, and hereby is, enacted, and, in furtherance thereof, the Town does hereby declare a moratorium on proposals involving self-storage uses of any type, in all of the Town's zoning districts, except as otherwise

established below. The moratorium shall remain in effect for one hundred and eighty (180) days from the date of applicability of this Ordinance, unless extended or modified by the Town Council, for the express purpose of drafting amendments to Town's ordinances to regulate projects involving any self-storage use; and

BE IT FURTHER ORDAINED that this Ordinance shall apply to any new proposals involving any self-storage use after the January 5, 2022 applicability date of this Ordinance, except as otherwise established by this Ordinance; and

BE IT FURTHER ORDAINED, that notwithstanding the provisions of 1 M.R.S.A 302 or any other law to the contrary, this Ordinance, when enacted, shall govern any new development proposal involving self-storage use for which an application for a site plan review, conditional use review, building permit, or any other required land use approval has not been submitted and finally acted on by the Code Enforcement Officer, Planning Board, Board of Appeals or other Town official or administrative board or agency prior to January 5, 2022, the applicability date of this Ordinance, except as otherwise established by this Ordinance; and

BE IT FURTHER ORDAINED, that no person or organization shall start or engage in the construction of a self-storage use or development on or after the January 5, 2022 applicability date of this Ordinance without complying with whatever ordinance amendment or amendments the Town may enact as a result of this moratorium, except as otherwise established by this Ordinance; and

BE IT FURTHER ORDAINED, that during the time this moratorium is in effect, no officer, official, employee, office, administrative board or agency of the Town shall accept, process, approve, deny, or in any other way act upon any application for a site plan review, conditional use review, building permit, or any other required land use approval related to self-storage uses or developments in the Town, including applications for any type of amendment to the Zoning Ordinance to allow such a use, except as otherwise established by this Ordinance; and

BE IT FURTHER ORDAINED, that those provisions of the Town's Zoning Ordinance or other ordinances that are inconsistent or conflicting with the provisions of this Ordinance are hereby repealed to the extent that they are applicable for the duration of the moratorium hereby ordained, and as it may be extended as permitted by law, but not otherwise, except as otherwise established by this Ordinance; and

BE IT FURTHER ORDAINED, that should any section or provision of this Ordinance be declared by any court of competent jurisdiction to be invalid, such a declaration shall not invalidate any other section or provision; and

BE IT FURTHER ORDAINED, that, notwithstanding any language in this Ordinance to the contrary, this moratorium shall not apply to the two (2) self-storage development proposals that have been before the Planning Board or Community Development staff for sketch plan review, Planning Board workshop and/or pre-application conference prior to January 5, 2022 in order to protect the investments made to date on these proposals, and these two proposals may continue to proceed under the provisions of the existing Zoning Ordinance.

Section 3. Violations; Civil Penalties

If the construction of or establishment of any self-storage use, facility or development is established in violation of this Ordinance, each day of any continuing violation shall constitute a separate violation of this Ordinance and the Town shall be entitled to all rights available to it in law and equity, including, but not limited to, fins and penalties in accordance with 30-A M.R.S.A. 4452, injunctive relief, and its reasonable attorney's fees and costs in prosecuting any such violations.

Section 4. Effective Date; Applicability Date

This Ordinance shall take effect thirty (30) days after passage by the Town Council. The applicability date of this Ordinance is January 5, 2022.

October 5, 2022

TO: Gray Town Council
Nate Rudy, Town Manager

FROM: Doug Webster

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

Introduction

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

Proposed Zoning Ordinance Amendment #1:

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

Proposed Zoning Ordinance Amendment #2:

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

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

(Please see attached)

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

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

B. Applicability

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

2. Any self-storage facility that is proposed to be expanded, or undertakes rebuilding of one or more buildings (greater than 50% of the value of the respective structure/s) after the adoption of these standards shall be required to obtain Planning Board approval and shall be subject to all practically achievable self-storage performance standards as determined by the planning board.

3. Notwithstanding Planning Board approval required above, the Code Enforcement Officer shall have the authority to issue building permit(s) for the repair or rebuilding of a building in a Self-Storage Facility existing as of the adoption of these standards if a building is unintentionally damaged. This allowance shall not be valid if more than one (1) building in the Self-Storage Facility is rebuilt.

4. Any outdoor storage, including if added to an existing facility, must comply with all outdoor storage standards as specified in this section and as required in Article 10.

C. Minimum Setbacks

1. Any portion of any element of a self-storage facility must be at least three-hundred (300) feet from the edge of a road or right-of-way (ROW), whichever is greater, that is either publicly owned or has a public easement for winter maintenance. No component of a self-storage facility other than one access/driveway may be located within this three-hundred (300) foot setback. All other components of any self-storage facility must respect this minimum three-hundred (300) foot setback specifically including all fill extensions, buildings, outdoor storage areas, drainage ditches, stormwater infrastructure, and perimeter buffer as specified in section "F" below entitled "Perimeter Buffer Requirements."

2. A perimeter buffer of at least seventy-five (75) feet, in accordance with standards specified below in section "F" below entitled "Perimeter Buffer Requirements," is required around the entirety of the facility. Stormwater infrastructure is specifically prohibited from this buffer.

3. Any outdoor storage shall be located at least one-hundred (100) feet from any property line and shall be subject to additional standards as detailed below in this section.

4. Neither the Zoning Board of Appeals nor the Planning Board shall have the authority to reduce any of the minimum setbacks established above in this section "C" entitled "Minimum Setbacks" except for the rear portion of the perimeter buffer as established below in this section.

5. The Planning Board shall have the authority to reduce the depth of the rear portion of the perimeter buffer for parcels that abut property owned by the Maine Turnpike Authority provided that the intent of this ordinance and applicable standards, specifically including but not limited to buffering, are met and maintained.

D. Building Requirements

1. One-story self-storage building standards:
   a. Maximum length: two-hundred (200) feet
   b. Maximum width: forty (40) feet.
   c. Maximum height: twenty-five (25) feet.

2. Two-story self-storage building standards:
   a. Maximum footprint of any one structure: seventy-five hundred (7,500) feet
   b. Maximum height: thirty (30) feet

3. Minimum separation between buildings/minimum drive aisle width: twenty-five (25) feet

4. All buildings/structures utilized for self-storage purposes that face the perimeter buffer shall be completely enclosed with permanent sides/siding. In no event shall such buildings/structures have one or more open sides. Seasonal installation and/or removal of temporary sides, such as fabric or similar, shall not be permitted and shall not be considered permanent sides/siding.

5. All buildings/structures shall comply with Town of Gray Design Standards for self-storage facilities (attached). The applicant shall submit scaled color renderings of all proposed buildings/structures as part of the submittal and the planning board will review these as an integral part of their review. The Planning Board shall have the authority to interpret the design standards and require changes consistent with the purpose and intent of the design standards and these performance standards.

E. General Standards

1. Review and approval by the Planning Board is required for any new self-storage facility. The Planning Board shall review the proposed development under Site Plan Review, as applicable, and shall ensure that the performance standards in this section are met.

2. The size of the portion of the parcel utilized for the self-storage facility use must be a minimum of eighty thousand (80,000) sq. ft. Any portion of the parcel located less than three-hundred (300) feet setback from the road/ROW as required herein shall not be utilized for determining if this eighty thousand (80,000) sq. ft. minimum parcel size standard is met.

3. The maximum combined footprint of any developed portion of a self-storage facility consisting of buildings, accessways, and outdoor storage shall not exceed three (3) acres/130,680 sq. ft. (approximately a 350' x 350' area). Calculation of this maximum combined footprint developed portion shall include all buildings, outdoor storage areas, all stormwater infrastructure, fill extensions, all vehicular accessways, all non-vegetated areas, and similar such areas that are not in their natural state. This calculation shall not include the perimeter buffer and/or buffer areas complying with standards herein.

4. All standards for the self-storage facility, excluding the perimeter buffer, as detailed below herein, must be met and maintained on a parcel owned in fee by one (1) owner/party/entity.

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

5. In the event that two or more self-storage areas are proposed in the same development, each of which contains a maximum of three (3) acres of a combined developed footprint as required above, each two (2) such areas shall be required to be separated by the seventy-five (75) foot perimeter buffer requirement as detailed in this section.

6. In the event that the developed portion of a self-storage facility in excess of three (3) acres is proposed, the Planning Board shall require appropriately placed buffers within the parcel to separate the developed areas to the maximum extent practically feasible given site conditions. Such site-internal buffers separating two (2) developed self-storage facilities that contain a maximum developed portion of three (3) acres, per above, shall be a minimum depth of fifty (50) feet and shall conform to the perimeter buffer requirements below. As determined by the Planning Board, limited portions of such internal fifty (50) foot buffers may contain stormwater infrastructure provided that the aesthetic separation between the two areas is maximized.

7. No maintenance and/or repair work of any type shall be allowed on any vehicle and/or equipment that contains any type of fluid that potentially contaminates soil and/or groundwater if leaked. In the event that maintenance and/or repair is proposed, all applicable standards for the additional use(s) must be met and maintained specifically including provisions in Article 6 of this ordinance which addresses lot(s) and use(s). The operator of the facility shall be required to disclose this information to all parties utilizing the self-storage facility.

8. All self-storage facilities shall be gated with security provisions sufficient to ensure access to the site only by patrons, owners, and those persons needing to access for operations and/or maintenance.

9. The entire perimeter, except the gated entry, of all self-storage facilities areas shall have a sufficient fence, as determined by the Planning Board as part of their review, to discourage/prevent access. Fence details shall be shown on planning board submittals.

10. One office area to provide administrative services solely serving the self-storage facility may be permitted provided that the cumulative area devoted to this use does not exceed two hundred (200) square feet. In the event that such space is part of a facility, a minimum of two (2) dedicated parking spaces shall be required that do not block access to any accessway or self-storage unit(s).

11. In addition to applicable lighting requirements established in Article 10, Site Plan Review, all self-storage facilities shall be required to comply with standards in the USA Pattern Lighting Code in the International Dark Sky Association Outdoor Lighting Code Handbook version 1.14.2002 dated December 2000/September 2002 or subsequent update. The Planning Board shall review compliance with such standards, with peer review as necessary at applicant expense, as an integral part of reviewing a proposed facility.

F. Perimeter Buffer Requirements

1. The entirety of the perimeter buffer shall consist of dense, mature, natural vegetation meeting and maintaining standards as established in this section.

2. Any of the following site components shall not be located or considered part of the minimum perimeter buffer: driveways, buildings, parking areas, fencing, vehicular accessways, outdoor storage areas, retaining walls, fill extensions for vehicular accessways and/or buildings, drainage ditches, stormwater infrastructure.

3. Only one vehicular accessway shall be allowed in this perimeter buffer unless the planning board determines that through-traffic is necessary to allow a second accessway. Multiple accessways through the buffer are specifically prohibited. The width of any such accessway through the perimeter buffer shall be limited to the practical functionality necessary as determined by the planning board.

4. In the event that applicable standards for the perimeter buffer are met and maintained via an easement, all applicable perimeter buffer standards shall be included in the description of easement language, as determined by the Code Enforcement Officer with input from the Planner, that is recorded at the registry of deeds prior to the issuance of a building permit for the project. A condition of approval memorializing this requirement shall be part of the Planning Board approval.

5. The full depth of the perimeter buffer shall consist of dense mature natural vegetation as determined by the Planning Board. In order for the Planning Board to determine the specifications for the dense mature natural vegetation, the Board shall require applying the point system standards as the minimum standards for any 25 foot by 50 foot for the first one-hundred (100) feet established for a "Shoreland Buffer Strip" contained in Section 15 of the Gray Shoreland Zoning Ordinance (Chapter 403) entitled "Clearing or Removal of Vegetation for Development Activities other than Timber Harvesting" be met and maintained. In accordance with the purpose of maintaining the perimeter buffer, all standards for the "Shoreland Buffer Strip" in Section 15 of Chapter 403 that allow for the removal of vegetation, pruning of branches on the lower one-third of a tree, clearing of vegetation for development, and existing cleared openings shall not be applicable for this Section 402.8.11, Self-Storage Facility Standards.

6. In the event that existing conditions do not meet this requirement at the time the application is before the Planning Board, the Board shall have the authority to require the applicant to plant native species trees (predominantly evergreens) and other appropriate native vegetation to establish a buffer meeting standards established in this section within a reasonable time period as determined by the Planning Board. Ideally, a sufficient buffer should be achieved within five (5) years.

7. In order to ensure that the perimeter buffer meets and maintains standards, the Planning Board shall have the authority for a peer review, at the applicant's expense, and shall also have the

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

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

G. Outdoor Self-Storage Standards

1. If an outdoor storage area is located adjacent to the perimeter of the facility abutting a property line(s), the depth of the perimeter buffer, in accordance with standards specified below in this section, shall be increased from seventy-five (75) to one-hundred (100) feet.

2. All outdoor storage areas that are storing any vehicles and/or equipment that use or contain any type of petroleum-based fluid, or any fluid that potentially contaminates soil if leaked, shall be impervious with pavement or concrete. Stormwater sheet-flow from such areas shall be directed in water-tight drainage piping to oil/water separators in accordance with professionally accepted practices. Stormwater discharge from the separators shall be daylighted to a readily accessible location that allows for the soil adjacent to stormwater daylighting to be tested in the event of leaks from such vehicles and/or equipment.

3. As part of the Planning Board's review, with input from qualified consultants at applicants' expense, the Board shall determine an appropriate stormwater maintenance schedule including periodic testing of soil at the stormwater daylight location and/or where the stormwater form the outdoor storage is absorbed into the ground.

4. As part of the final approval of the project, the Planning Board shall impose a condition of approval that requires the owner and/or operator (as appropriate) of the facility to submit an annual report containing information that summarizes the condition of the stormwater measures, testing results, and any corrective measures that have been completed for the previous year to verify that the stormwater from the outdoor storage is not contaminating the soil and/or adversely affecting groundwater in the vicinity of the facility. This report should be due by January 31st of each year.

5. In accordance with standards established herein, in the event that maintenance and/or repair is proposed, all applicable standards for the additional use(s) must be met and maintained specifically including provisions in Article 6 of this ordinance which addresses lot(s) and use(s). The operator of the facility shall be required to disclose this information to all parties utilizing the self-storage facility.

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

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

2-11-22

Town of Gray Design Standards for self-storage facilities

Use- specific performance standards to become: 402.8.11

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

PURPOSE:

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

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

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

APPLICABILITY:

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

DESIGN ELEMENTS:

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

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

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

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

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

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

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

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

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

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

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

ADMINISTRATIVE PROCEDURE:

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

Jonathan Hartt

From: Sandy Carder
Sent: Thursday, October 27, 2022 1:49 PM
To: Jonathan Hartt
Subject: Fw: Town Council meeting 10/19 ~ proposed ordinance change related to
Attachments: proposed_chapter_402_changes ~ COMMENTS INCLUDED.docx

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From: J.P. Connolly <jp@dmroma.com>
Sent: Wednesday, October 19, 2022 11:37 AM
To: Sandy Carder <scarder@graymaine.org>; Krista Chappell <kchappell@graymaine.org>; Dan Maguire <dmaguire@graymaine.org>; Martin Meaney <mmeaney@graymaine.org>; Nathaniel Rudy <nrudy@graymaine.org>
Cc: Doug Webster <dwebster@graymaine.org>; Kristen Muszynski <kmuszynski@graymaine.org>
Subject: Town Council meeting 10/19 ~ proposed ordinance change related to

Good morning;

I wanted to provide a digital version of the notes I presented to the Board last night, and am hoping that it can be provided to Councilor Curtis as well, but first I want to convey that I appreciate the Council providing an audience to me, as well as my client, and the others that spoke to the concerns of the proposed self-storage ordinance change. I have been working with the Town of Gray on site development and subdivision projects for only a short time, with my first sketch plan submitted for a 3 lot subdivision off of Center Road in the summer of 2019. DM Roma Consulting engineers consists of just three of us and we have to make sure we don't extend our resources and time to clients and Towns/Cities that are an obstacle to us staying efficient. Initially, we were reluctant to take on a new community to work in as it generally takes more time to become familiar with the Ordinances and staff; time in which we generally would be better served by staying in our comfort zone of familiar communities. For me personally, working on projects in Gray are the most satisfying because the Ordinances are written in such a way that my interpretation of them has never been significantly different from the Town's staff, or Planning Board's. That said, I am very encouraged by what I heard last night with regards to the intent of the proposed ordinance change.

I have found the Town of Gray to be one of the best communities to work in because of the approachability of the staff. We always seem to struggle with finding a compromise that works for everyone on the projects we provide engineering services for, in Gray I get the customer service and consideration that is far above what we get in some of the other communities where we have long standing relations. I wish the Town's approach could be packaged and be the standard for all the communities I work within. I can appreciate the effort of the Town staff, especially Doug and Kristen and the often contentious nature of being charged with interpreting the current ordinance and crafting changes. While I echo some of the concerns voiced last night, I do not agree with many of the statements last night about the proposed changes being the result of bias. Frankly I believe the self-storage ordinance is definitely warranted, I don't agree with some of the pointed accusations that were directed at staff and the Council, and most importantly I feel like my concerns were not only heard but had been seriously considered.

When the Town Council closed the public input session and discussed the concerns, Councilor Maguire and Councilor Carder's comments about the origin of the proposed ordinance change provided a different perspective for me, as I was under the impression the intent was to provide a path forth for future self-storage facilities with a focus on ensuring that the use is well concealed from view sheds of commuters. With the understanding that I gained last night in regards to the reason behind situating proposed self-storage facilities away from frontage to allow for more service/sales oriented commercial business along the frontage I was definitely encouraged. I would like to point out though that the current

Zoning Ordinance Article 6 section 402.6.2.D. “Only One Principal Building per Lot” from my interpretation maybe an obstacle to this intent as it states:
“No more than one (1) principal structure and its accessory buildings as regulated in this Ordinance may be located on any one lot, except in the case of a multi-building Self-Storage Facility, Planned Unit Development and Multi-Family Housing, unless all applicable space and dimensional standards are met separately for each principal structure or use on the lot, subject to the following:

1. Where a lot has more than one existing principal structure or use, any new principal structure or use proposed for the lot, or any proposed division of the lot, shall meet all applicable space and dimensional standards for the new lot or principal structure or use; provided, however, before creation of a new principal structure or use on the lot or division of the lot, the property owner shall provide the Code Enforcement Officer with a sketch plan, drawn to scale, in sufficient detail to satisfy the Code Enforcement Officer that it accurately represents the current conditions in the field; and
2. The creation of a new lot or new principal use or structure must satisfy current space or dimensional standards established for the zone in which the lot is located. Where an existing principal structure is legally nonconforming as to any applicable space or dimensional standard, the creation of a new lot or principal use or structure shall not increase the degree of such nonconformity.
3. For lots located in the Business Development 2 Zoning District, the number of uses per principal structure shall be determined by standards established in Section 402.8.8 of this Ordinance.
4. No variances are allowed from the provisions of the preceding paragraphs of this section.”

With regard to indoor climate controlled storage, I think the confusion I have with it stems from establishing the appropriate use. In reviewing Table 402.5.3, I feel that the most applicable category for a climate controlled storage would be as a “self-storage facility”. As such I believe if after the adoption of the proposed ordinance as presented, I were responsible for preparing an application for a climate controlled storage building, the project would be subject to the setbacks and requirements of this ordinance.

Thank you again for your time, effort and most of all your consideration. Since my first interaction with the Town as an project proponent I have considered the Town to be a partner, I hope the Town can see me as a partner as well. Please do not hesitate to contact me for any reason and I will do my best to help.

J.P. Connolly

Senior Project Engineer

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October 5, 2022

TO: Gray Town Council
Nate Rudy, Town Manager

FROM: Doug Webster

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

Introduction

In accordance with input from the Ordinance Advisory Committee and the Town Council, including the 9-6-22 Council meeting, below please find proposed amendments to the Zoning Ordinance (Chapter 402) regarding self-storage facilities. In addition to allowing new facilities only in the Light Manufacturing Overlay District (LMOD) , there are a host of new performance standards in a new section 402.8.I I. In line with the currently in place moratorium, the timeline for first reading, PB hearing, and second reading/ adoption has an effective date of December I5th.

Proposed Zoning Ordinance Amendment #1:

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

Proposed Zoning Ordinance Amendment #2:

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

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

(Please see attached)

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

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

B. Applicability

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

2. Any self-storage facility that is proposed to be expanded, or undertakes rebuilding of one or more buildings (greater than 50% of the value of the respective structure/s) after the adoption of these standards shall be required to obtain Planning Board approval and shall be subject to all practically achievable self-storage performance standards as determined by the planning board.

Request further explanation of this applicability item. This seems to allow expansion of existing self-storage prior to the ordinance change but when we presented the idea of expanding to the Planning Department, we were given the impression that our project would not be allowed under this ordinance.

3. Notwithstanding Planning Board approval required above, the Code Enforcement Officer shall have the authority to issue building permit(s) for the repair or rebuilding of a building in a Self-Storage Facility existing as of the adoption of these standards if a building is unintentionally damaged. This allowance shall not be valid if more than one (1) building in the Self-Storage Facility is rebuilt.

Request further explanation of this applicability item. Seems to infer that only one building can be repaired or re-built, in the event of catastrophe. If a building is unintentionally damaged, why would the building owner be at risk in this scenario of not being able to repair or re-build in place. This would also contradict 402.6.5.A.3. "Non-conformance with the Requirements of this Zoning Ordinance – Continuation, Maintenance, & Replacement of Non-conforming Structures and Uses – Restoration or Replacement" which states:

> "Restoration or Replacement: This ordinance allows the normal upkeep and maintenance of nonconforming uses and structures; repairs, renovations, or modernizations which do not involve expansion of the non-conforming use or structure; and such other changes in a non-conforming use or structure as Federal, State, or local building and safety codes may require. Any nonconforming use or structure which is hereafter damaged or destroyed by fire or any cause other than the willful act of the owner or his agent, may be restored or reconstructed within one (l) year of the date of said damage or destruction, provided that:
>
> a. The nonconforming dimensions of any restored or reconstructed structure shall not exceed the non-conforming dimensions of the structure it replaces;
> b. Any non-conforming structure shall not be enlarged except in conformity with this ordinance and the Maine State Subsurface Wastewater Disposal Rules; and
> c. Any non-conforming use shall not be expanded in area. Any nonconforming use or structure which is hereafter damaged or destroyed by fire or any cause other than the willful act of the owner or his agent, may be restored or reconstructed within one (l) year of the date of said damage or destruction, provided that:

4. Any outdoor storage, including if added to an existing facility, must comply with all outdoor storage standards as specified in this section and as required in Article 10.

C. Minimum Setbacks

I. Any portion of any element of a self-storage facility must be at least three-hundred (300) feet from the edge of a road or right-of-way (ROW), whichever is greater, that is either publicly owned or has a public easement for winter maintenance. No component of a self-storage facility other than one access/driveway may be located within this three-hundred (300) foot setback. All other components of any self-storage facility must respect this minimum three- hundred (300) foot setback specifically including all fill extensions, buildings, outdoor storage areas, drainage ditches, stormwater infrastructure, and perimeter buffer as specified in section "F" below entitled "Perimeter Buffer Requirements. "

Setback of 300', when the largest setback in Table 402.5.4 B is 50 ft. Solar within 500' of a road requires 25' setback from property line and solar 500' or more from a road requires either a 50' or 100' setback.

Not only are self-storage facilities now subject to a 300' setback from any ROW, this 300' isn't just a setback to a building but all "fill extensions, buildings, outdoor storage areas drainage ditches, stormwater infrastructure and perimeter buffer. This essentially makes this setback a minimum of 375'. Stormwater management facilities should not be subject to the 300' setback and 75' perimeter buffer because of the nature of these devices being subject to existing conditions and especially existing topography. Often times stormwater management facilities are not directly adjacent to the proposed primary use area in effort to collect and capture runoff from the entire proposed use area. In this scenario I could see a drainage swale extending from a self-storage facility to a stormwater management facility and as result not be compliant with the 300' or the effective 375' buffer from a ROW.

2. A perimeter buffer of at least seventy-five (75) feet, in accordance with standards specified below in section "F" below entitled "Perimeter Buffer Requirements," is required around the entirety of the facility. Stormwater infrastructure is specifically prohibited from this buffer.

3. Any outdoor storage shall be located at least one-hundred (100) feet from any property line and shall be subject to additional standards as detailed below in this section.

4. Neither the Zoning Board of Appeals nor the Planning Board shall have the authority to reduce any of the minimum setbacks established above in this section "C" entitled " Minimum Setbacks" except for the rear portion of the perimeter buffer as established below in this section.

5. The Planning Board shall have the authority to reduce the depth of the rear portion of the perimeter buffer for parcels that abut property owned by the Maine Turnpike Authority provided that the intent of this ordinance and applicable standards, specifically including but not limited to buffering, are met and maintained.

Request further explanation of this applicability item. This section would apply to LMOD along Portland Road. In this case the MTA property would be Interstate 95, a road and therefore would be subject to a setback of 300'?

D. Building Requirements

1. One-story self-storage building standards:
   a. Maximum length: two-hundred (200) feet
   b. Maximum width: forty (40) feet.
   c. Maximum height: twenty-five (25) feet.
2. Two-story self-storage building standards:
   a. Maximum footprint of any one structure: seventy-five hundred (7,500) feet
   b. Maximum height: thirty (30) feet

If the max. building length is 200 and max width is 40, should the max footprint not be 8,000 sf?

3. Minimum separation between buildings/minimum drive aisle width: twenty-five (25) feet

4. All buildings/structures utilized for self-storage purposes that face the perimeter buffer shall be completely enclosed with permanent sides/siding. In no event shall such buildings/structures have one or more open sides. Seasonal installation and/or removal of temporary sides, such as fabric or similar, shall not be permitted and shall not be considered permanent sides/siding.

Is this necessary considering the facility will be 300' feet from a road to a 75' vegetated buffer.

5. All buildings/structures shall comply with Town of Gray Design Standards for self-storage facilities (attached). The applicant shall submit scaled color renderings of all proposed buildings/structures as part of the submittal and the planning board will review these as an integral part of their review. The Planning Board shall have the authority to interpret the design standards and require changes consistent with the purpose and intent of the design standards and these performance standards.

Is this necessary considering the facility will be 300' feet from a road to a 75' vegetated buffer.

E. General Standards

1. Review and approval by the Planning Board is required for any new self-storage facility. The Planning Board shall review the proposed development under Site Plan Review, as applicable, and shall ensure that the performance standards in this section are met.

2. The size of the portion of the parcel utilized for the self-storage facility use must be a minimum of eighty thousand (80,000) sq. ft. Any portion of the parcel located less than three-hundred (300) feet setback from the road/ROW as required herein shall not be utilized for determining if this eighty thousand (80,000) sq. ft. minimum parcel size standard is met.

3. The maximum combined footprint of any developed portion of a self-storage facility consisting of buildings, accessways, and outdoor storage shall not exceed three (3) acres/130,680 sq. ft. (approximately a 350' x 350' area ?(350x350 = 122,500sf or 2.8 acres). Calculation of this maximum combined footprint developed portion shall include all

buildings, outdoor storage areas, all stormwater infrastructure, fill extensions, all vehicular accessways, all non-vegetated areas, and similar such areas that are not in their natural state. This calculation shall not include the perimeter buffer and/or buffer areas complying with standards herein.

Presuming the 300' setback, then 75' perimeter buffer results in the need for 375' plus long accessway. If the access way is 25' wide gravel/ or pavement, and each side will have 2-3 feet of side slope (potentially even require a drainage swale) then the footprint for the access way would require roughly 13,875 square feet, so at a minimum the access way will require more than 10% of the max. allowed developed portion.

4. All standards for the self-storage facility, excluding the perimeter buffer, as detailed below herein, must be met and maintained on a parcel owned in fee by one (1) owner/party/entity. In no event shall the ownership of one or more buildings be transferred to separate parties/entities.

5. In the event that two or more self-storage areas are proposed in the same development, each of which contains a maximum of three (3) acres of a combined developed footprint as required above, each two (2) such areas shall be required to be separated by the seventy-five (75) foot perimeter buffer requirement as detailed in this section.

Request further explanation of this general standard item. This section would seem to allow us to provide multiple 3 acre self -storage facilities provided they are separated with a perimeter buffer? Or is this section contemplating a commercial sub-division with separate self-storage facilities on two or more lots?

6. In the event that the developed portion of a self-storage facility in excess of three (3) acres is proposed, the Planning Board shall require appropriately placed buffers within the parcel to separate the developed areas to the maximum extent practically feasible given site conditions. Such site-internal buffers separating two (2) developed self-storage facilities that . contain a maximum developed portion of three (3) acres, per above, shall be a minimum depth of fifty (50) feet and shall conform to the perimeter buffer requirements below. As determined by the Planning Board, limited portions of such internal fifty (50) foot buffers may contain stormwater infrastructure provided that the aesthetic separation between the two areas is maximized.

Conflicts with 5, which requires 75' separation.

7. No maintenance and/or repair work of any type shall be allowed on any vehicle and/or equipment that contains any type of fluid that potentially contaminates soil and/or groundwater if leaked. In the event that maintenance and/or repairis proposed, all applicable standards for the additional use(s) must be met and maintained specifically including provisions in Article 6 of this ordinance which addresses lot(s) and use(s). The operator of the facility shall be required to disclose this information to all parties utilizing the self-storage facility.

8. All self-storage facilities shall be gated with security provisions sufficient to ensure access to the site only by patrons, owners, and those persons needing to access for operations and/or

maintenance.

9. The entire perimeter, except the gated entry, of all self-storage facilities areas shall have a sufficient fence, as determined by the Planning Board as part of their review, to discourage/prevent access. Fence details shall be shown on planning board submittals.

I0. One office area to provide administrative services solely serving the self-storage facility may be permitted provided that the cumulative area devoted to this use does not exceed two hundred (200) square feet. In the event that such space is part of a facility, a minimum of two (2) dedicated parking spaces shall be required that do not block access to any accessway or self-storage unit(s).

I I. In addition to applicable lighting requirements established in Article 10, Site Plan Review, all self-storage facilities shall be required to comply with standards in the USA Pattern Lighting Code in the International Dark Sky Association Outdoor Lighting Code Handbook version I .14.2002 dated December 2000/September2002 or subsequent update. The Planning Board shall review compliance with such standards, with peer review as necessary at applicant expense, as an integral part of reviewing a proposed facility.

F. Perimeter Buffer Requirements

1. The entirety of the perimeter buffer shall consist of dense, mature, natural vegetation meeting and maintaining standards as established in this section.

2. Any of the following site components shall not be located or considered part of the minimum perimeter buffer: driveways, buildings, parking areas, fencing, vehicular accessways, outdoor storage areas, retaining walls, fill extensions for vehicular accessways and/or buildings, drainage ditches, stormwater infrastructure.

3. Only one vehicular accessway shall be allowed in this perimeter buffer unless the planning board determines that through-traffic is necessary to allow a second accessway. Multiple accessways through the buffer are specifically prohibited. The width of any such accessway through the perimeter buffer shall be limited to the practical functionality necessary as determined by the planning board.

4. In the event that applicable standards for the perimeter buffer are met and maintained via an easement, all applicable perimeter buffer standards shall be included in the description of easement language, as determined by the Code Enforcement Officer with input from the Planner, that is recorded at the registry of deeds prior to the issuance of a building permit for the project. A condition of approval memorializing this requirement shall be part of the Planning Board approval.

5. The full depth of the perimeter buffer shall consist of dense mature natural vegetation as determined by the Planning Board. In order for the Planning Board to determine the specifications for the dense mature natural vegetation, the Board shall require applying the point system standards as the minimum standards for any 25 foot by 50 foot for the first one-hundred (100) feet established for a " Shoreland Buffer Strip" contained in Section 15 of the Gray Shoreland Zoning Ordinance (Chapter 403) entitled "Clearing or Removal of

Vegetation for Development Activities other than Timber Harvesting" be met and maintained. In accordance with the purpose of maintaining the perimeter buffer, all standards for the "Shoreland Buffer Strip" in Section 15 of Chapter 403 that allow for the removal of vegetation, pruning of branches on the lower one-third of a tree, clearing of vegetation for development, and existing cleared openings shall not be applicable for this Section 402.8.11, Self-Storage Facility Standards.

6. In the event that existing conditions do not meet this requirement at the time the application is before the Planning Board, the Board shall have the authority to require the applicant to plant native species trees (predominantly evergreens) and other appropriate native vegetation to establish a buffer meeting standard established in this section within a reasonable time period as determined by the Planning Board. Ideally, a sufficient buffer should be achieved within five (5) years.

7. In order to ensure that the perimeter buffer meets and maintains standards, the Planning Board shall have the authority for a peer review, at the applicant's expense, and shall also have the authority to require that the applicant post a sufficient financial performance bond for any necessary replanting per Section 402.10.17 in accordance with professionally accepted practices such as an eighty (80) percent survival rate for a five (5) year period.

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

G. Outdoor Self-Storage Standards

1. If an outdoor storage area is located adjacent to the perimeter of the facility abutting a property line(s), the depth of the perimeter buffer, in accordance with standards specified below in this section, shall be increased from seventy-five (75) to one-hundred (100) feet.

2. All outdoor storage areas that are storing any vehicles and/or equipment that use or contain any type of petroleum-based fluid, or any fluid that potentially contaminates soil if leaked, shall be impervious with pavement or concrete. Stormwater sheet-flow from such areas shall be directed in water-tight drainage piping to oil/water separators in accordance with professionally accepted practices. Stormwater discharge from the separators shall be daylighted to a readily accessible location that allows for the soil adjacent to stormwater daylighting to be tested in the event of leaks from such vehicles and/or equipment.

3. As part of the Planning Board's review, with input from qualified consultants at applicants' expense, the Board shall determine an appropriate stormwater maintenance schedule

including periodic testing of soil at the stormwater daylight location and/or where the stormwater form the outdoor storage is absorbed into the ground.

4. As part of the final approval of the project, the Planning Board shall impose a condition of approval that requires the owner and/or operator (as appropriate) of the facility to submit an annual report containing information that summarizes the condition of the stom1water measures, testing results, and any corrective measures that have been completed for the previous year to verify that the stormwater from the outdoor storage is not contaminating the soil and/or adversely affecting groundwater in the vicinity of the facility. This report should be due by January 31st of each year.

5. In accordance with standards established herein, in the event that maintenance and/or repair is proposed, all applicable standards for the additional use(s) must be met and maintained specifically including provisions in Article 6 of this ordinance which addresses lot(s) and use(s). The operator of the facility shall be required to disclose this information to all parties utilizing theself-storage facility.

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

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

c;a.

Town of Gray Design Standards for self-storage facilities

Use- specific performance standards to become: 402.8.11

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

PURPOSE:

The Town has set these standards in response to increased interest in development of self-storage facilities, both within the Town and in surrounding towns. This use has historically seen the installation of multiple Jong, single-story metal buildings, which can be visually monotonous and unattractive, detracting from the community's desired image. Variations in roofline elements and fa9ade treatments are proposed herein to break up the scale of such buildings and add visual interest.

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

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

APPLICABILITY:

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

DESIGN ELEMENTS:

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

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

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

Fa ade treatments: Bla nk, unadorned or unscreened walls facing public roads, residential neighborhoods , or the front or side of abutting properties should be avoided. In addition to landscape buffer ing, fac;ade treatments such as those listed below should be added to provide depth and visual interest on extended walls.

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

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

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

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

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

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

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

ADMINISTRATIVE PROCEDURE:

The Planning Board shall administer these standards as part of the site plan review process for a self-storage development, per Article 10 of the Gray Zoning Ordinance. Appeals of the Planning Board's decisions are to be made according to the provisions of site plan review, 402.10.1 7.