



Town of Gray
Planning Board Agenda
October 8, 2020

Workshop

Henry Pennell Municipal Complex

6:45 PM

24 Main Street, Gray, ME 04039

I. Workshop Commences

II. Workshop Business

a. Stillwater Pines Road Standard Discussion

A request by Allen Hamilton & Ben Grover represented by Charlie Burnham of Atlantic Resource Consultants for a workshop to discuss potential waiver request and road construction options for the proposed Stillwater Pines Subdivision located on Woodcock Drive off Yarmouth Road as shown on Tax Map 44, Lot 32-112 located in a Medium Density Zoning District.

III. Workshop Adjourns

** 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.*

STILLWATER PINES SUBDIVISION

TOWN OF GRAY, MAINE MAJOR SUBDIVISION APPLICATION

PREPARED FOR:
ALLEN HAMILTON AND BEN GROVER
170 SHAKER ROAD
GRAY, MAINE 04039

PREPARED BY:
ATLANTIC RESOURCE CONSULTANTS
541 US ROUTE ONE, SUITE 21
FREEPORT, MAINE 04032
207.869.9050

September 2020





PLANNING BOARD/STAFF REVIEW COMMITTEE APPLICATION
TOWN OF GRAY MAINE

PROPERTY TO BE DEVELOPED

Table with 4 columns: Property Location/Address, Zoning District, Owner Name, Owner Address, Property Map/Lot, Lot Acreage, Tax Sheet, Owner Phone.

APPLICANT

Table with 4 columns: Name (IF different than owner), Mailing Address, Mailing City/State/Zip, Email Address, Contact Phone Number, Alternate Phone Number, Fax Number.

AGENT/CONSULTANT

Table with 4 columns: Name, Mailing Address, Mailing City/State/Zip, Email Address, Contact Phone Number, Alternate Phone Number, Fax Number.

PROJECT

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

Form with checkboxes for Subdivision, Site Plan Review, Shoreland Zoning Permit, and Other (specify) with sub-options like Conditional Use, Amendment, Extension, Workshop, Contract Zone Request.

Project Description / Comments:

The applicant is requesting to divide the 67.67 acres into fourteen single-family residential lots. The remaining land will consist of open space and land to be developed in the future. The open space will consist of trails and future ball fields.

Form with fields for Applicant Signature and Date.

Attachment: Stillwater Pines Road construction workshop (5335 : Stillwater Pines Road Standard Discussion)

PROJECT DESCRIPTION

The following package is an application for a Workshop with the Town of Gray Planning Board.

The applicant is requesting approval to divide an approximately 67-acre parcel at Woodcock Drive into thirteen residential lots with the rest being retained for possible future development. Each lot will have over 150 feet of street frontage on Woodcock Drive and be served by Public Water. 30% of the area has been set aside as Open Space with existing trails throughout. The project will include improvements to the 1,200 feet of existing Road and an additional 1,100 feet of new road. Stormwater will be controlled and treated by two small under drained soil filters.

Our desire for the Workshop is to discuss the applicable road standard. The only new material regarding this application is a Sketch Plan showing the Town's typical road sections along with a hybrid road section. We have included the Overall Site Plan along with the Sketch Plan to help provide context.

Section 1 gives a quick rundown of the Performance and Design Standards to facilitate any additional conversations/concerns about the project.

SECTION I – PERFORMANCE AND DESIGN STANDARDS

Attached to this section are the approvals required in Chapter 401 Article 13 of the Town of Gray Ordinances.

Public Water – A meeting was held with Jim Foster to discuss tying on the 12” main along the side of Yarmouth Road. Capacity was not a concern and we are awaiting a letter of confirmation.

Drinking Water – Water will be provided by the Gray Water District. A letter of confirmation is still waiting, but there has been verbal approval from Jim Foster.

Fire Protection – In previous applications but is not applicable for this workshop. is the correspondence with the Fire Chief regarding fire protection for the proposed lots. (Attachment 4)

Erosion and Sedimentation Control – An Erosion Control Plan has been provided in previous applications but is not applicable for this workshop.

Sewage Disposal – Individual septic systems are proposed for each lot. Test pits have been dug and the soils were deemed acceptable for subsurface wastewater disposal systems. The soils report is in previous applications but is not applicable for this workshop.

Solid Waste – There will be common residential waste as part of the subdivision. Clearing and Construction debris will be disposed of in one of the following locations.

Impact on Natural Beauty – The correspondence with the MHPC and NAP are included in previous applications but is not applicable for this workshop.

Financial and Technical Capacity – A letter including the contractor’s estimate and the banks letter of good standing has been provided in previous applications but is not applicable for this workshop.

Impact on Groundwater Quality or Quantity – A soils report is included as Attachment 5. There are no negative impacts on groundwater quality or quantity anticipated for this project.

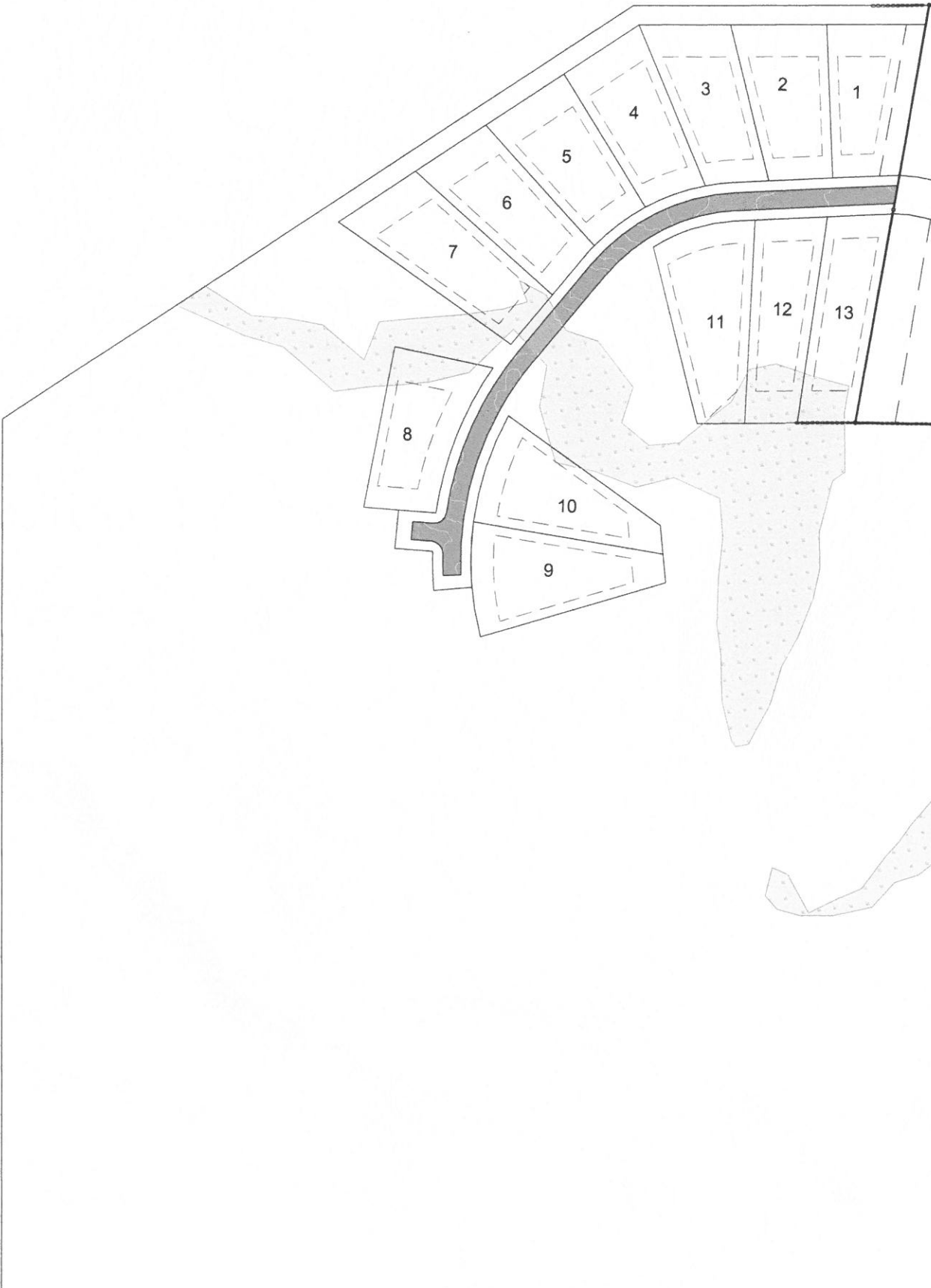
Floodplain – The proposed subdivision has been designed to meet the standards set forth by the Maine Department of Environmental Protection (DEP). There will be negligible impacts to any flood plains.

Wetlands – The wetlands and streams have been identified for the entire 67+ acre parcel. Impacts have been minimized to the greatest extent possible and are below 5,000 square feet under any DEP thresholds. The wetlands have been set aside as part of the open space to the greatest extent possible to minimize impacts. And wetlands on individual lots will be protected as forested buffers.

Stormwater Management – A Stormwater Management Plan has been provided in previous applications but is not applicable for this workshop.

Traffic – The addition of only 13 residential lots does not trigger any traffic studies and will have a negligible impact on Yarmouth Road. A clearing easement was negotiated with the neighbor to maintain the required site distance at the end of Woodcock Drive. The easement and associated figure have been included as Attachment 8.

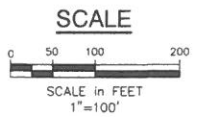
Road Design – TBD



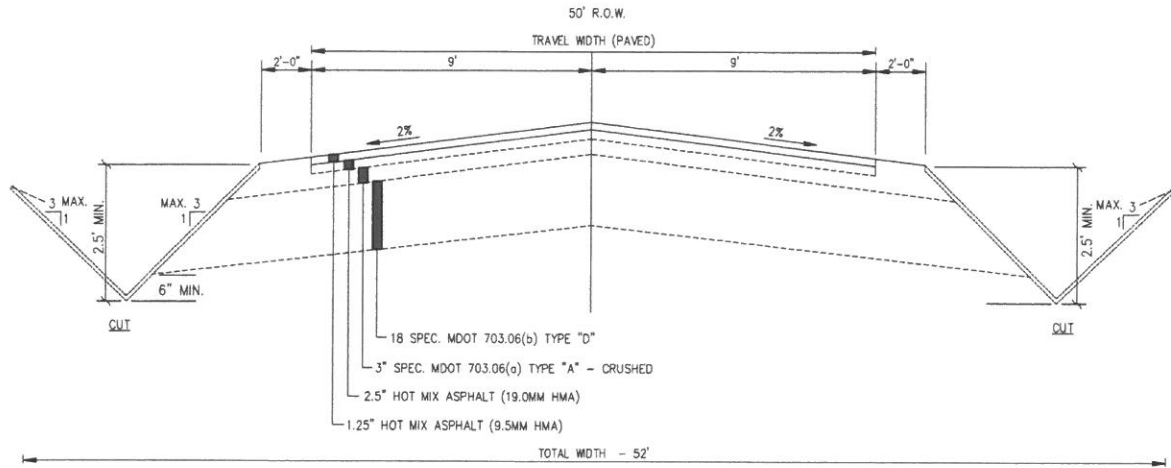
Attachment: Stillwater Pines Road construction workshop (5335 : Stillwater Pines Road Standard Discussion)

LEGEND

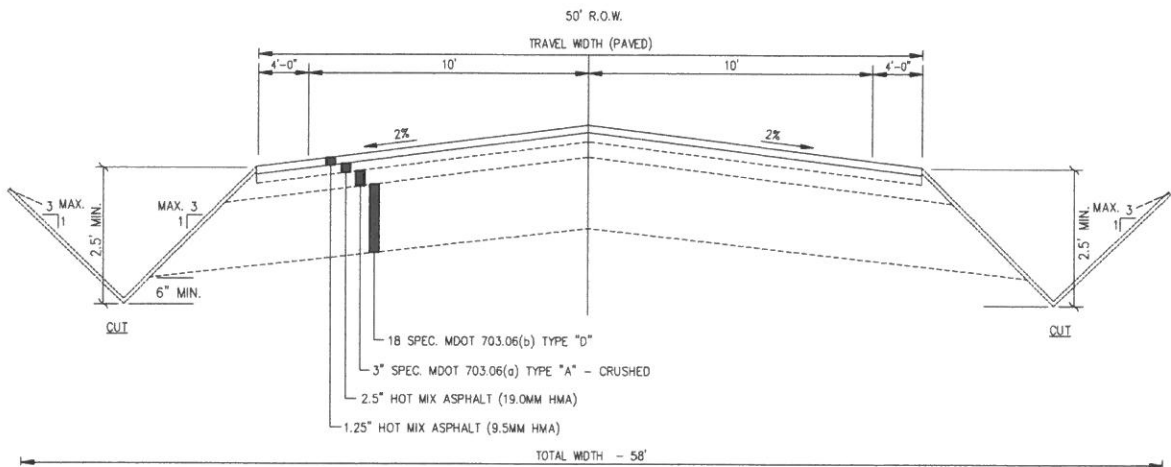
EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/R.O.W.	---
---	ABUTTER LINE/R.O.W.	---
---	SETBACK	---
---	EASEMENT	---
○	IRON PIPE/ROD	---



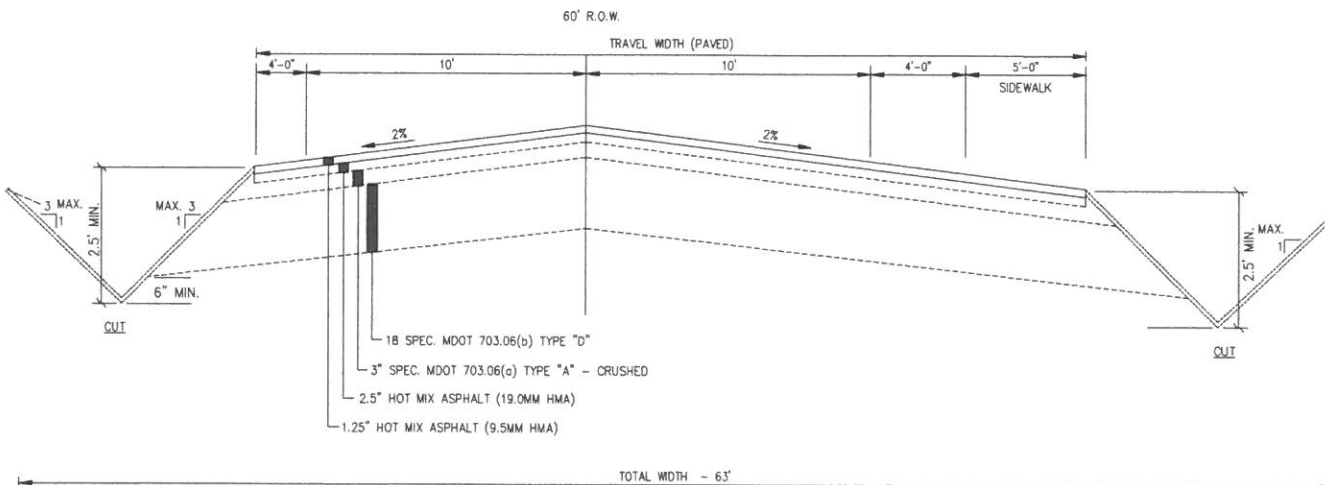
0' R
ALLE ON/A



(A) RURAL PUBLIC EASEMENT STREET
N.T.S.



(B) RURAL PUBLIC STREET SECTION
N.T.S.



(C) VILLAGE PUBLIC STREET SECTION
N.T.S.

Attachment: Stillwater Pines Road construction workshop (5335 : Stillwater Pines Road Standard Discussion)