

**TOWN OF GRAY**  
**ORDINANCE ADVISORY COMMITTEE WORKSHOP**  
**AGENDA • JUNE 3, 2024**

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**Ordinance  
Advisory  
Committee  
Workshop**

**Virtual only on Teams: <https://graymaine.link/OAC-Workshop>**

**6:00 PM**

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- I. Should the Rural Residential (RR in orange) be separated from Rural & Agricultural (RA in pink), as currently shown, or be combined into one more general “Rural” district?**
- II. Review of abutting municipalities’ zoning and Future Land Use areas**
- III. Currently undefined areas: What to propose for each**
  - a. North from Mayall Road
  - b. East Gray; either side of Long Hill Road
  - c. Central Gray east/south of WG-4
  - d. South Gray abutting Windham line
- IV. General Character of Transition Areas; suggested considerations**
  - a. Lewiston Road-General Commercial
  - b. Yarmouth Road-Predominantly residential to minimize additional commercial traffic through the village. Consider medium to high density?
  - c. Portland Road-General Commercial
  - d. West Gray Road-Heavier commercial including trucking, warehousing given proximity to transportation and minimize residential development impacts
  - e. Shaker Road/Libby Hill area-Consider mixed use of residential and light commercial such as professional offices, small retail, no or minimal evening hours, minimize number of curb cuts, lower traffic volume uses.
- V. Dry Mills Area: Background & solicit input**
  - A. Background:
    - Despite some current commercial uses, area is predominantly zoned residential
    - Comp Plan advises that new development should minimize traffic impacts
    - Comp Plan has transition area ending just south of Frank’s Garage/Circle K

B. Intersection Vicinity:

- Should additional commercial uses be considered; if so, what type
- How far north/south/west/east for possible commercial uses
- What areas should be zoned residential
- How do commercial uses interface with existing residential development on relatively small lots

C. Dry Mills surrounding area:

- What zoning should be proposed

*\* 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 Proposed Zoning Map with Abutting Towns' Current and Future Zoning

