

6 Residential/Resource Protection



These two sections of Gray are characterized by a combination of sensitive natural resources and large tracts of undeveloped land. The eastern side of town contains a portion of the Collyer Brook/Royal River watershed which has very steep slopes bordering the stream corridors. Residential development is relatively limited and is interspersed with agricultural and forestry parcels. The western side of town encompasses the Little Sebago Lake watershed and also has some moderately steep slopes. Residential development around the lake has very high density but the remainder of the area has limited development. There are a number of properties managed for forestry products that form part of the area's large, unfragmented tracts of wildlife habitat.

ISSUES

- Continuing the current pattern of low density residential development will result in “sprawling” growth that fragments large tracts of land.
- The loss of large tracts of unfragmented land will limit traditional activities such as hunting, fishing and outdoor recreation.
- High density development around the lake creates long-term concerns related to water quality.
- Steep slopes in these areas are not well suited for development, which can lead to soil erosion and runoff of contaminants into surface waters.
- Providing municipal services to these outlying portions of town will result in additional expenditures and more roadway construction.

OPPORTUNITIES

- Large tracts of undeveloped land offer possibilities for the expansion of town-wide conservation efforts.
- Open spaces and natural features such as streams and hills offer potential for expanding recreational activities.
- Preserving open space in these areas can help to promote the continuation of forestry-related businesses.
- Large forested tracts offer the possibility for establishing a town forest.
- Protecting “buffer” land areas along the numerous stream corridors could be used to “link” open space areas together for recreation trails and wildlife use.
- There are several large tracts of state-owned conservation land that would augment the town's land conservation efforts.
- Working with adjoining towns on land preservation activities could support town conservation efforts.

Vision Concepts

- Very low density housing or mandatory alternative subdivision methods such as clustering
- Minimize demand for future municipal services
- Promote use of land for outdoor recreation activities
- Encourage forestry and agricultural related uses
- Maintain large unfragmented blocks of wildlife habitat
- Expanded protection of stream corridors and associated wetlands
- Work with adjoining towns and the State to promote regional land conservation and water quality

