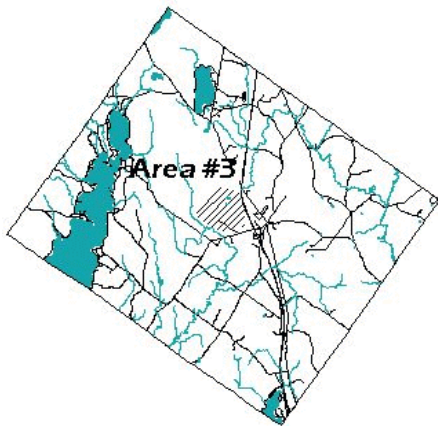

3~ Business Development Growth Area



The expansion of business development has been a focus of Gray in recent years in order to broaden the town's non-residential tax base. The current amount of land zoned for businesses town-wide is relatively limited and not all readily developable due to natural constraints and the existence of existing structures. The designation of a business development growth area would expand the amount of land available for office and industrial development. The area has excellent highway access and availability of municipal water. The planned bypass connector from the Turnpike, which will pass through this area, would contribute to these types of uses.

ISSUES

- Traffic issues will need to be addressed at the access point to this area from the Village center to the Turnpike interchange and onto Route 202/115.
- Development of this area will likely result in the conversion of some farmland to non-agricultural uses.
- The area is adjacent to the town's closed landfill which is presently going through post-closure monitoring phase.
- A portion of this area would coincide with the town's Wellhead Protection District, which restricts development around the municipal water supply's well.
- The appearance of the access to this area on Route 202/115 should create a suitable "gateway" for the desired attractive business park.

OPPORTUNITIES

- There is an existing business park at the entrance to this area which would be a positive marketing feature.
- The area is relatively undeveloped which would minimize the impact on existing residential neighborhoods.
- The topography and soils in the area should present relatively few constraints for development.
- Expanded non-residential development, such as office, hospitality and industrial uses, will help reduce future impacts on residential property taxes.
- Integrate transportation/traffic improvements for this area with planned bypass construction.
- Construction of the Turnpike bypass would allow for a future roadway connection between Route 202/115 and Route 100 (Portland Road).

~ Vision Concepts

- Concentrated office, industrial, hospitality development
- High quality businesses and industries
- Expand municipal water system and other needed infrastructure to support business development
- Efficient traffic circulation network and improved link to Interstate highway system



