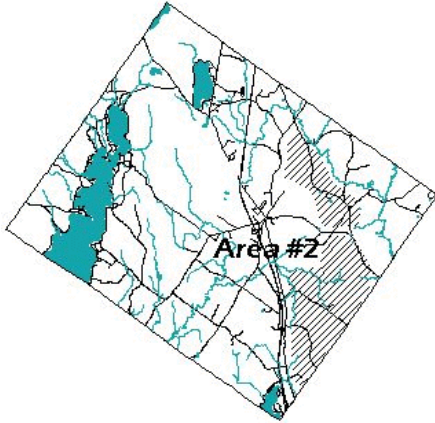


2~ Residential Transitional Neighborhoods



Within the Vision for Gray these neighborhood areas represent a transition between the high density, mixed use development of the Village area and the more rural outlying portions of the community. Existing development is generally characterized by a modest amount of residential housing as well as a number of sand and gravel operations. Soils in these areas have good potential to support development and there are relatively few natural constraints, such as wetlands and steep slopes.

ISSUES

- Portions of this area are currently regulated by Aquifer Overlay Zoning District.
- Gray Meadow wetland complex is a sensitive natural area that would have to be buffered from future development.
- Expansion of existing sand and gravel operations would be in conflict with proposed future residential development.
- Expansion of the roadway network would have to be well planned in order to avoid future traffic circulation issues.

OPPORTUNITIES

- This area has soils that typically are ranked as having *good* to *high* potential for development on septic systems.
- Municipal water lines are in close proximity which would allow for future extension into these areas.
- Due to the limited natural constraints and availability of municipal water these areas could potentially support a higher density of residential development.
- Higher density housing would allow for the potential of more affordable housing.
- Residential development in these areas would support future commercial development in the Village.
- Compact development will allow for the more efficient and cost-effective provision of municipal services.

~ Vision Concepts

- Medium density residential neighborhoods
- Alternative forms of housing such as multi-family or condominiums
- Roadway/pedestrian network that is linked with Village and major transportation corridors
- Focus municipal water system expansion in this area
- Location of future municipal services (such as parks, schools, emergency services, etc.) in centralized location
- Protection of Gray Meadow wetland complex

