

GRAY STREET CONSTRUCTION ORDINANCE UPDATE

DRAFT May 3, 2010

PROPOSED CHAPTER 402 AMENDMENTS

Zoning Ordinance References to Street Construction Ordinance

ADDITIONS INDICATED BY UNDERLINE TEXT,
DELETIONS BY ~~STRIKETHROUGH~~

PART 1 – Amend the Gray Zoning Ordinance (chapter 402) by amending the definition of “arterial street” in Section 402.2.2 to read as follows:

Note: Part 1 removes the reference to the Street Construction Ordinance in the zoning definition of an arterial street.

~~**Arterial Street:** A street as defined in the Gray Street Construction Ordinance, Chapter 400.~~

Arterial Street: A major thoroughfare which serves as a major traffic way for travel to other communities and through the Town. The following roadways shall be considered arterial streets:

<u>West Gray Road (Route 202)</u>	<u>Shaker Road (Route 26)</u>
<u>Lewiston Road (Route 100)</u>	<u>Wildlife Park Way (Route 26A)</u>
<u>Portland Road (Route 100/26)</u>	

PART 2 – Amend the Gray Zoning Ordinance (chapter 402) by amending Section 402.10.14 B to read as follows:

Note: Part 2 removes the reference to the Street Construction Ordinance in the driveway & parking standards for multi-family development.

B. Driveways and Parking

The scale and surface area of parking areas, driveways and paved areas shall be compatible with adjacent structures, must be properly screened and must provide for parking in accordance with the requirements of ~~the Gray Street Construction Ordinance, Chapter 400~~ Section 402.10.11. B.

PART 3 – Amend the Gray Zoning Ordinance (chapter 402) by amending Section 402.11. 4 H.4 to read as follows:

Note: Part 3 removes the reference to the Street Construction Ordinance in the requirements for gravel pits.

- A. The Planning Board shall determine that the following issues are met by the proposed excavation operation :
1. An appropriate buffer strip in accordance with the requirements of Section 402.11.5 C of this Ordinance.
 2. Fencing, if appropriate to protect children when adjacent to a school or for other similar special circumstances
 3. Signs and lighting designed to prevent public nuisance conditions or undesirable aesthetic effects on the neighborhood.
 4. Safe entrances and exits in accordance with the provisions of ~~the Gray Street Construction Ordinance~~ Sections 402.10.11 B.1, B.2, & B.3.
 5. Appropriate security provisions.
 6. Noise, dust, runoff, and other environmental considerations that are outside of the boundaries of the excavation operation.
 7. The plan shall present appropriate mitigation measures to minimize negative impacts of the project on surrounding or nearby properties or public facilities including, but not limited to public roads.

PART 4 – Amend the Gray Zoning Ordinance (chapter 402) by amending Section 402.8.2 C to read as follows:

Note: Part 4 removes the reference to the Street Construction Ordinance in the Business Transitional District parking standards exemption.

- C. Layout and Parking: The layout of the site must provide for the safe movement of pedestrians, and passenger, service and emergency vehicles through the site. Parking layout and design are specifically exempted from the site plan review standards of Section 402.10.11 B.5 ~~Town's Chapter 400 standards~~, but must instead conform to the parking standards contained in the Town's Business Transitional District Design Guidelines, adopted November 13, 2007.