

May 23, 2016

TO: Gray Town Council
Gray Planning Board
Deborah Cabana, Town Manager
Kathy Tombarelli, Town Planner

FROM: Doug Webster, Community Development

RE: Proposed Zoning Ordinance change
Adding Day Care Facility for six or more to Village Center District
Town Council First Reading at June 7th Council Meeting

Background

In response to a request by residents and property owners, the Town Council provided input regarding adding "Day Care Facility for Six or more" as a permitted use in the Village Center Zoning District at their last meeting on May 17th. The Council asked that this be on the agenda for their next meeting on June 7th.

Since the Council's 5/17 meeting, I have talked with others that were part of the input that that the Ordinance *Review* Committee (ORC) provided when the uses table was initially formulated in the 2008 era. Their recollections are consistent with what I presented to the Council. Irrespective of this, the Council was very clear with the direction provided and the attached change to the uses table reflects that input.

As the Ordinance Advisory Committee (OAC) moves forward, there will likely be proposals to change the "levels" of Day Care to be consistent with the State's thresholds. This proposed future change will not affect the Day Care that has sparked the request for this zoning change.

Proposed Change

As indicated on the attached excerpt from the Zoning Ordinance, Table 402.5.3, Day Care Facility for six or more is proposed to be added as a Permitted Use in the Village Center Zoning District.

Proposed Timeline

June 7:	Town Council First reading
June 23:	Planning Board formal Public Hearing
July 5:	Town Council Second reading/adoption
July 14:	Planning Board meeting; pre-application conference
August 4:	Zoning Ordinance amendment becomes effective
August 11:	Planning Board meeting; formal application review

TABLE 402.5.3 TABLE OF PERMITTED USES AND CONDITIONAL PERMITTED USES

		RRA	LD *	MD	BD-1	BD-2	C	VC *	VCP *	BT-1 *	BT-2 *	WH-1 *	WH-2 *
1.	Accessory Apartment ‡	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C		P/C
2.	Accessory Uses and Structures	P	P	P	P	P	P	P	P	P	P	P	P
3.	Adult Business*						C						
4.	Agritourism Center*	C											
5.	Agritourism Facility*	C											
6.	Animal Husbandry	P	P		C	C	C				C		C
7.	Auto Body Shop				C	C	C						
8.	Auto Repair Garage						C						
9.	Auto Service Station				C	C							
10.	Bed and Breakfast ‡	C	C	C	P	P	P	P	P	P	C		C
11.	Campground ‡	C	C										
12.	Cemetery	P					C						
13.	Church	P	P	P	P	P		C	C		C		C
14.	Commercial Recreation - Indoor or Outdoor	C	C		C	C	C	C	C	C	C		C
15.	Community Living Arrangement	P	P	P	P	P	P	P	P	P	P	P	P
16.	Construction Services				P	P					C		C
17.	Day Care Facility for Five (5) or fewer clients.	P	P	P	P	P	P	P	P	P	P		P
18.	Day Care Facility for Six (6) or more	C	C	C	C	C	C	<u>P</u>		C	C		C
19.	Drive Through and Drive in Facility					¹ C	C			C	C		C
20.	Expansion of Nonconforming Uses	C	C	C	C	C	C	C	C	C	C	C	C



Proposed Change:

