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# Town of Gray

24 Main Street  
Gray, Maine 04039

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August 3, 2016

**TO:** Rt. 26 Corridor Property Owners

**FROM:** Doug Webster, Community Development Department

**RE:** Background information for changing Zoning on Rt. 26 Corridor  
Upcoming Public Feedback Workshop on **Monday 8/15/16 @ 7:00 P.M.**

Over the past few years, the Town of Gray has been discussing changing the zoning along selected portions of the Rt. 26 corridor between Rt. 26A ("By-pass") and the Dry Mills intersection of North Raymond/Weymouth Roads. *The Zoning District for your property will very likely be changed in the near future* which is why you are being sent this letter. The Town has scheduled a workshop at **7:00 P.M. on Monday, August 15th in the Town Council chambers at Gray Town Hall**, 24 Main Street, to solicit input from property owners regarding the envisioned zoning changes.

With the exception of the area immediately adjacent to the Libby Hill Road intersection, the corridor is currently zoned Rural Residential and Agricultural (RRA). This RRA District predominantly allows solely residential uses. Based on the jointly funded (Maine DOT and Town) Route 26 Corridor Study completed in August of 2014 and input from Town Council, the new zoning is anticipated to include the following new Zoning Districts (please see enclosed map):

**Residential (yellow):** This proposed new Zoning District is envisioned to reduce the base minimum lot size from 80K sq. ft. to 20K sq. ft., reduce minimum setbacks for accessory buildings, and allowed increased lot coverage. Given the current single-family residential land uses, the objective is to retain these existing uses, allow lower impact home occupations, etc. and retain current restrictions on more intensive non-residential uses.

**High Density Residential (green):** As the title of this proposed new District implies, anticipated uses include slightly more density of single-family dwellings, small (i.e. 4 units) multi-family dwellings, town houses, nursing homes, and elderly housing. Standards would include ensuring adequate buffering around the perimeter of such uses. Dedicated open space and public water would be strongly encouraged.

**Light Commercial (light blue):** This District is envisioned to allow lower intensity commercial uses such as professional offices (perhaps with a limited footprint cap), day care facilities, small commercial distribution centers, and other similar uses that typically operate within the 9 to 5 window. Commercial uses that generate significant volumes of traffic or would adversely affect abutting residential Zoning Districts would not be permitted. Moderate buffering would separate this District from residential District(s).

**Retail (orange):** Uses in the proposed Retail area are anticipated to be the most commercially intensive of the four new Zoning Districts. Uses likely to be allowed, subject to appropriate

standards, include various sizes of retail, restaurants, larger office buildings, and commercial uses that have longer hours of operation and/or have higher traffic volumes than the Light Commercial Zoning District.

**It is important to understand that the lines establishing the various proposed Zoning Districts have not yet been definitively determined.** The established process is to move from a general vision, as depicted on the enclosed map, and work towards fine-tuning the associated details. Both the Light Commercial (light blue) and the Retail (orange) Zoning Districts will include a host of improvements and performance standards including the following;

- Changing the roadway section from two lanes to three lanes (add center turn lane)
- Additional turning lanes at intersections
- Curb cut limits and access management standards including traffic volume limits
- Pedestrian and Bicycle amenities including sidewalks, etc.
- Design Standards for building design/placement, signs, landscaping, buffering, etc.
- Ring Roads and reserving right-of-ways for access (see dashed lines on map)

The primary purpose of the upcoming Public Input Workshop is to solicit input from property owners in the Rt. 26 corridor at this formative stage of the project. Additional background information is available on the Town's website ([www.graymaine.org](http://www.graymaine.org)) at [graymaine.org/Rt26](http://graymaine.org/Rt26).

If you are unable to attend the public input workshop on Monday, August 15th, it will be streamed live and recorded for viewing on the Town website (Meeting Portal) at your convenience. I anticipate that many questions or clarifications you may have will be answered at the upcoming workshop. Afterwards, my e-mail is [dwebster@graymaine.org](mailto:dwebster@graymaine.org) and the phone number at the Community Development Department is 657-3112.

I look forward to seeing you at the upcoming workshop.



# SCENARIO #3A

