



# Town of Gray

6 Shaker Road  
Gray, Maine 04039  
www.graymaine.org

1738  
First Settled

Date: March 17, 2008

Mr. Albert Frick  
Albert Frick Associates, Inc.  
95A County Road  
Gorham, ME 04038

Dear Albert:

This is to inform you that the Gray Planning Board has acted upon your client's application as follows:

**Request:** Site plan review of after the fact expansion of Twinbrook Camping Area at 113 Egypt Road, Gray.

**Action:** Tabled due to incomplete application per Section 402.33. C. on March 13, 2008

**This action is subject to the following findings and conditions:**

1. The application lacks adequate demonstration that the proposed after the fact campground expansion will not cause water pollution, or contaminate a water supply due to the lack of evidence as to the ability of the campground operation to control the loading, storage, and operation of its boats in a manner that will arrest the spread of milfoil in Little Sebago Lake. (Section 402.33 C. 2)
2. The application lacks adequate demonstration that the proposed after the fact campground expansion will be compatible with existing adjacent residential uses in terms of intensity of use and visual impact. Photographic evidence indicates the need for "an effective visual buffer" along the easterly boundary line. Testimony indicates that docking, mooring, and boat access operations are negatively affecting abutting properties due to their physical size, intensity of use, and proximity to other structures. (Section 402.33 C. 4)
3. The application lacks adequate demonstration that the proposed after the fact campground expansion will not create nuisances to neighboring properties because of hours of operation and noise. (Section 402.33 C. 5)
4. The application lacks adequate demonstration that the proposed after the fact campground expansion has waste disposal systems that are adequate for all solid and liquid wastes generated by the use. Testimony indicates that there is an underground sewer collection system that was installed without permits or inspections. (Section 402.33 C. 8)
5. The application lacks adequate demonstration that the proposed after the fact campground expansion will not negatively impact local public or private drinking water supplies. Testimony indicates that there is a dug well serving the campground with a water distribution system that was installed without permits or inspections (Section 402.33 C. 9)

**Please be aware of the following ordinance requirements:**

The burden of proof is on the applicant to demonstrate compliance with the ordinance requirements and the Board cannot act on the application until it is complete.

George Thebarga AICP  
Planning Consultant to the Board