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An Act To Clarify the Application of the Definition of "Tract or Parcel of Land" under the State Subdivision Laws

Be it enacted by the People of the State of Maine as follows:

Sec. 1. 30-A MRSA §4401, sub-§6, as enacted by PL 1989, c. 104, Pt. A, §45 and Pt. C, §10, is amended to read:

6. Tract or parcel of land. "Tract or parcel of land" means all contiguous land in the same ownership, ~~provided~~except that lands located on opposite sides of a public or private road are considered each a separate tract or parcel of land unless the road was established by the owner of land on both sides of the road after September 22, 1971.

SUMMARY

This bill clarifies that when dealing with subdivisions created prior to September 22, 1971 any proposal submitted involving contiguous land under the same ownership that is separated by a public or private road is considered to involve separate tracts or parcels of land. The bill also makes the subdivision laws conform to the shoreland zoning laws.