

To the honorable members of The Joint Standing Committee on Housing,

My name is Donald Libby from New Gloucester and I am Currently a member of the New Gloucester Planning Board and the Land Management Planning Committee. I was also a member of our Comprehensive Planning Committee. I am submitting testimony in support of passage of LD214. Like many small towns in Maine we are struggling with the implementation of LD2003. In our Comprehensive plan that is only a few years old we mapped growth areas with incentives to promote growth in those areas by allowing increased densities. We in New Gloucester did not need the mandate in the growth management Law to do this. We in town understood the value of having a growth area for ease of services provided as well as increased housing opportunities. The numbers for the increased densities were derived from a detailed ground water protection report that had been done in the past. The new densities that are in LD2003, which are greater than we implemented, will put a strain on the protection level that we felt were adequate for well water when we made our Comp plan. The Town of New Gloucester does have a water district that supplies water to a small part of town due to contamination issues that occurred many years ago. The water district does not have the capacity to supply water adequately for drinking water or fire protection for our entire mapped growth district without major expansion.

The other area that we are struggling with is the protection of the water quality of Sabbathday Lake. Where the law states that a working septic is required for the addition of all new dwellings it is known that nitrates have an accumulative effect. It will take time for us as a community to come up with necessary regulations to protect the Lake from the accumulative nitrate growth.

The on street parking allowance part of LD2003 has me concerned as well. The Town will need time to somehow come up with a way to allow for this and still have safe passage and snow removal on our small rural roads.

As most small towns, New Gloucester's Tax base is mostly residential. If LD214 were to pass it would give us time to better prepare for the Environmental impacts and increased budget increases for highway, fire protection, and water.

Respectfully Submitted,

Donald Libby