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**TESTIMONY OF THE MAINE ASSOCIATION OF PLANNERS
TO THE JOINT SELECT COMMITTEE ON HOUSING**

WRITTEN TESTIMONY PROVIDED IN FAVOR OF LD # 1257

**"AN ACT TO INCREASE HOUSING CAPACITY AND PROTECT THE MUNICIPAL TAX BASE AND
WORKING LANDS"**

Date of Hearing: January 5, 2024

Honorable Senator Pierce, Honorable Representative Gere, and Distinguished Members of the Joint Committee on Housing:

The Maine Association of Planners Legislative Policy Committee appreciates the opportunity to offer testimony in support of LD 1257. It is reasonable practice to exempt an individual building from Subdivision Review when Site Plan Review will be conducted.

Subdivision review is required when there is a division of **3 or more**, consequently we suggest that proposed bill language be revised to replace "more than 3" with "more than 2" in Sec. 8, 30-A, MRSA 4402, sub 7, #2 to align with current subdivision regulations. We also note under #21, that some clarification may be needed in using the terms Rural Area and Designated growth area as they relate to individual municipal comprehensive plans.

Sincerely,

The Maine Association of Planners Legislative Policy Committee

