



Lydia V. Crafts

P.O. Box 122
Newcastle, ME 04553
Phone: (207) 593-2664
Lydia.Crafts@legislature.maine.gov

HOUSE OF REPRESENTATIVES

2 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0002
(207) 287-1400
TTY: MAINE RELAY 711

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Testimony of Rep. Lydia Crafts Presenting
LD 1257, An Act to Increase Housing Capacity and Protect the Municipal Tax Base
and Working Lands
Before the Joint Select Committee on Housing

Good morning, Senator Pierce, Representative Gere and members of the Joint Select Committee on Housing. I'm Representative Lydia Crafts, and I serve House District 46. I'm here today to present LD 1257, *An Act to Increase Housing Capacity and Protect the Municipal Tax Base and Working Lands*.

LD 1257 seeks to remedy two significant concerns in housing development. The first is to improve the efficiency of municipal approval of housing development and the second is to protect rural and working lands. Additionally, this bill provides language clarification and definitions.

Section 8 removes 3 unit projects from subdivision review to align with LD 2003. It also allows development projects of more than 3 and less than 18 units in high growth areas to undergo the municipal site review rather than subdivision review. The intention of this change is to streamline project development in local, town-identified areas of population density with the appropriate infrastructure.

Section 13 states that towns support intentional housing development in areas chosen and labeled as high growth and not identified as rural land. This aims to address housing growth that interferes with or impedes on agricultural and open lands, as identified by a town's comprehensive plan. This is not to restrict towns from identifying areas of land as high growth for increased housing development. It helps align the intentional planning of development in comprehensive plans with housing development that is supported by town infrastructure and maintains the natural resources and beauty that makes Maine an attractive place to reside.

LD 1257 balances the needs for housing with the protection of our rural spaces. It reduces the need for subdivision review, making it a more efficient and effective process for towns to approve projects in appropriate locations while establishing the expectation that rural lands remain rural.

Thank you for your consideration and I am happy to answer any questions.