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May 7, 2025

**Re: Testimony IN SUPPORT of LD 1940, An Act to Revise the Growth Management Law**

Senator Curry, Representative Gere, and Members of the Committee on Housing and Economic Development:

Please accept this testimony IN SUPPORT of LD 1940, An Act to Revise the Growth Management Law.

I am writing to express my strong support for LD 1940 that is being reviewed and considered by the Housing and Economic Development Committee. As a former Planning Director for over ten years in one of the State's fastest growing and most dynamic communities, and now as a Development Director for the Scarborough Downs planned mixed-use community, I understand firsthand how critical Comprehensive Planning is to charting a community's path for thoughtful and strategic planning, development and conservation. In fact, as Planning Director in Scarborough I managed a 3 year Comprehensive Plan update process and ultimate State level approval. I then quickly turned my attention to implementing a town-wide zoning and regulatory overhaul to execute the Plan and set up the community for smart growth and development. While the overall process was successful and has led to a lot of housing, economic development as well as land conservation success stories, too much time, energy and cost were dedicated to planning inventories, checklists and backward looking analysis, which protracted the comprehensive planning process. This delayed the finalization of the key fundamentals of the plan, and also delayed the most important step – which is implementation of the Plan into real world changes to zoning and code.

Now as the Development Director for the largest mixed-use development in the State, I see and experience first hand how important it is to have a planning and regulatory framework that is nimble and efficient, as applicants and developers can't wait for years and years to have a Comprehensive Plan updated, and then code amended, in order to perform the critical housing, economic development and community building that is so desperately needed in the short term. To this end, I think LD 1940 strikes the right balance by updating to Growth Management Law by focusing on forward looking planning designed to address modern issues and challenges; structured to be nimble and innovative; and geared to be a document that communities of all sizes and resources can efficiently perform within a reasonable timeframe. All with the aim of balancing development and conservation, addressing pressing growth and development pressures, and leading to the most important step – implementation and effecting change.

I want to thank you and the other legislators who have crafted and sponsored this bill and encourage the Housing and Economic Development Committee to support it and pass it to the full Legislator for adoption.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Bacon", with a long horizontal flourish extending to the right.

Dan Bacon  
Development Director  
M&R Holdings and The Downs