



Structural Deficits in Town Capability and Capacity for Mandated Development and Service	ALL Towns	Service Centers	MUBEC Mandated Towns/Cities	0-999 pop towns (179)	1000-1999 pop towns (112)	2000-2999 pop towns (47)	3000-3999 pop towns (31)	4000-4999 pop towns (5)	5000-5999 pop towns (6)	6000-6999 pop towns (5)	7000-7999 pop towns (4)	8000-8999 pop towns (6)	9000-9999 pop towns (3)	10000+ pop towns (20)
Have no appointed CEO Deputy	352 of 419 (84%)	45 (12.8%)	19 (5.4%)	171 96%	98 88%	39 83%	25 81%	3 60%	3 50%	4 80%	3 75%	3 50%	2 67%	1 5%
Have no appointed LPI Deputy	359 of 419 (86%)	50 (10.9%)	21 (5.8%)	170 95%	103 92%	41 87%	24 77%	4 80%	3 50%	4 80%	4 100%	3 50%	1 33%	2 10%
Have no appointed/licensed CEO	172 of 419 (41%)	17 (9.9%)	2 (1.2%)	108 60%	40 36%	15 32%	7 23%	0 0%	0 0%	0 0%	1 25%	0 0%	1 33%	0 0%
Have no appointed/licensed LPI	183 of 419 (44%)	17 (9.3%)	3 (1.7%)	113 63%	45 40%	14 30%	8 26%	1 20%	0 0%	0 0%	1 25%	0 0%	1 33%	0 0%
Have no appointed/licensed deputy CEO, LPI, or primary CEO or LPI	155 of 419 (37%)	14 (3.3%)	2 (0.4%)	101 56%	34 30%	12 26%	6 19%	0 0%	0 0%	0 0%	1 25%	0 0%	1 33%	0 0%
70 of 419 - Towns with Expired CEO's, LPI's, or Deputy CEO's or LPI's (17%)	71 of 419 (17%)	12 (2.9%)	6 (1.4%)	27 15%	25 22%	7 15%	6 19%	1 20%	1 17%	0 0%	1 25%	1 17%	1 33%	0 0%
MUBEC Mandated Towns	50 of 419 (12%)	49 of 81 (60.4%)	-	0 0%	0 0%	0 0%	0 0%	5 100%	6 100%	5 100%	4 100%	6 100%	3 100%	20 100%
Appropriate Labor and Structure for Mandated development and MUBEC - Capability/Capacity	49 of 419 (11.7%)	29 (59.2%)	27 (55%)	5 3%	8 7%	6 13%	4 13%	1 20%	3 50%	1 20%	0 0%	3 50%	1 33%	17 85%

Dan Davis  
Porter  
LD 1829

LD1829 - No rural capacity to prevent cost of sprawl

Senators and Representatives,

In order to reduce the negative and unsustainable impacts of the cost of sprawl, these types of housing expansion bills intended to meet our 2030 housing goals need to be directed in statute specifically to our 83 'Service Centers' defined in law first, not across the entire state as a one-size fits all approach, as we know that most communities are unequipped to absorb sudden rapid changes and increasing unfunded mandates -[https://www.maine.gov/dacf/municipalplanning/service\\_centers.shtml](https://www.maine.gov/dacf/municipalplanning/service_centers.shtml)

<https://www.mainelegislature.org/legis/statutes/30-A/title30-Asec4349-A.html>

Most of this State has no municipal inspection capacity now (based on SFMO records), and we will have even less with mandated expansions in areas with no community services or tax base to support it. A bill intended to help mitigate one-size-fits-all state development mandates was LD1417 by assisting community Local Health Officers and Fire Chief/Warden, but this was recently killed in committee.

Ironically, communities that are best prepared for rapid developmental changes in law to meet our 2030 housing goals are over 10,000 in population.

In smaller communities, there will be increased environmental as well as public health and safety deterioration exacerbated by broad-brush state-wide mandates.

The amount of dysfunction in assessing, planning, land use, and most of all, local inspections and enforcement, in communities under 10,000 in population is astounding, even in communities that already claim to evenly and consistently administer and enforce MUBEC.

Please consider amending LD18299 and other housing expansion bills to indicate that these proposals are to be tested in communities defined by Title 30-A Section 4349-A in the legal construct. We really need to fix local service labor issues before mandating expansion, or Maine will be paying a long-term price for it.

Thank you,

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