

December 8, 2025

Senator Chip Curry

Representative Traci Gere

Members of the Committee on Housing and Economic Development, Room 206

RE: LD 1921 An Act to Create a Statewide Housing Resolution Board

Senator Curry, Representative Gere, and Members of the Committee:

My name is **Stephen Puleo**, and I serve as the **Director of Planning for the Town of Windham**. With over **22 years of experience in municipal planning in Southern Maine**, I have worked extensively to implement housing policies that balance state mandates with local needs. Maine communities have invested millions in professional planning, public engagement, and compliance with federal, state, and local requirements. **LD 1921 threatens to dismantle this system by removing municipal oversight and public involvement, while creating unnecessary bureaucracy and undermining judicial integrity.**

Key Concerns

- **Erodes Local Control:** Housing disputes and zoning issues are best resolved locally, where communities understand their infrastructure, growth areas, and environmental constraints.
- **Creates Unnecessary Bureaucracy:** A Statewide Housing Resolution Board duplicates existing judicial and municipal functions, adding cost and complexity without clear benefits.
- **Conflicts with Judicial Oversight:** The Judicial Branch has already opposed this bill, signaling that it undermines established legal processes.
- **No Public or Municipal Input:** LD 1921 bypasses the collaborative approach that has guided Maine's housing policy for decades, reducing transparency and accountability.

Why This Matters

For decades, Maine has relied on **locally driven planning and judicial oversight** to ensure fair, effective housing decisions. LD 1921 disregards this proven system and imposes centralized control that will weaken municipal authority, waste local investments, and erode public trust.

I respectfully urge the Committee to recommend “Ought Not to Pass” on LD 1921 and instead strengthen existing local and judicial processes that already provide fair and transparent resolution of housing disputes.

Thank you for your consideration and commitment to preserving Maine's tradition of local governance and public involvement.

Respectfully Submitted,

Stephen J. Puleo

Director of Planning

Town of Windham, Maine