



# HOUSE OF REPRESENTATIVES

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*Testimony of Representative Kelly Noonan Murphy testifying neither for nor against*  
**LD 2173, An Act to Update the Laws Regarding Housing Developments and  
Accessory Dwelling Units**

*Before the Housing and Economic Development Committee*

Sen. Curry, Rep. Gere and members of the Housing and Economic Development Committee. My name is Rep. Kelly Murphy, and I represent District 125, which includes part of Scarborough. Today, I am testifying neither for nor against **LD 2173, An Act to Update the Laws Regarding Housing Developments and Accessory Dwelling Units**.

I want to begin by saying that, overall, I am not opposed to the bill's general concept. I appreciate that the impetus for LD 2173 reflects the constructive criticism levied against LD 1829. Its consideration during this legislative session shows that the lawmakers who led LD 1829 understand that policy does not exist in a vacuum and that, to effectively tackle the state's housing shortage, coordination between the state and municipalities is vital.

That being said, I share my community's concerns about this bill. In the past decade, Scarborough has experienced a significant surge in residential growth. The reintroduction of the Rate of Growth, while appreciated, is too high in the bill's current language. Going from 105% to 130% is far too steep an increase and would outpace the town's ability to expand our schools and other services. The primary risks are that this increase could lead to the overtaxing of physical infrastructure and create unintended environmental impacts. It would be more expensive to retroactively fix this sort of strain on the town than it would be to just amend the growth rate from the get-go.

Additionally, the deadline for implementation of this measure is incredibly tight. I am concerned that such a tight turn around will not only strain the resources of those who work for the town but will rush the public's opportunity to review and comment on proposed language within the ordinances. Extending the implementation deadline would provide all parties involved in the town's planning process time and space to carefully review any amended ordinances. If something needs to be changed, local officials, planners and the public will have time to spot it, comment and proceed accordingly.

I hope LD 2173 will be amended to reflect these and other concerns brought forward by the Town of Scarborough. I look forward to following the progress of this bill.

Thank you.

District 125: Part of Scarborough