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**Testimony on**  
**L.D. 214, "An Act to Amend the Laws Regarding Zoning and Land Use**  
**Restrictions to Limit Certain Requirements to Municipalities with a Population of**  
**More than 10,000"**

**Presented by**  
**Representative Richard H. Campbell**  
**District 19**

**Joint Select Committee on Housing**  
**Tuesday, April 11, 2023**

Good morning, Senator Pierce, Representative Gere, and fellow members of the Joint Select Committee on Housing:

I am State Representative Richard H. Campbell, and I proudly represent District 19, Eddington, Holden, and Orrington. It is an honor to appear before you today for the purpose of introducing L.D. 214, **"An Act to Amend the Laws Regarding Zoning and Land Use Restrictions to Limit Certain Requirements to Municipalities with a Population of More than 10,000."**

This bill is before you today because there are a great number of municipalities in our state that simply do not have the ability to implement PL 2021, Chap. 672, **"An Act To Implement the Recommendations of the Commission To Increase Housing Opportunities in Maine by Studying Zoning and Land Use Restrictions."** Service center communities may have the ability to allow for up to four units per single-family house lot, as they have public water, public sewer, and public transportation. Many smaller communities, however, do not have these services. Reduced parking requirements, the proposed densities, and demand on septic systems may have dire consequences for our state.

Using shoreland zoning as an example -- if communities allow for year-round living in the shoreland zone, this could result in four units per lot in the shoreland zone. Does that create affordable housing or an Airbnb gold mine? What works in South Portland may not work in Fort Kent. This is why the State of Maine has home rule authority for municipalities to govern themselves with respect to land use.

Each community has thousands of hours at public meetings, hearings, work groups, and alike to draft their comprehensive plans and ordinances for their community. Residents pay property taxes in the town in which they reside, and they should have a say in how the future of their town is shaped.

Thank you for your consideration. More information is to come from those testifying after me.