



Matthew G. Pouliot
Senator, District 15

THE MAINE SENATE
131st Legislature

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Senator Matt Pouliot

Sponsor of

LD 1752, "Resolve, to Prepare Preapproved Building Types"

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Good Afternoon Senator Pierce, Representative Gere, and members of the Housing Committee, I am Senator Matt Pouliot and I have the honor of representing Senate District 15, including the towns of Augusta; Belgrade; China; Mount Vernon; Sidney; and Vassalboro. I am here today to present LD 1752, "Resolve, to Prepare Preapproved Building Types."

This bill directs the Department of Agriculture, Conservation and Forestry, Bureau of Resource Information and Land Use Planning to contract with an appropriate consultant to establish a set of building types that municipalities may adopt as pre approved building types in order to reduce the cost and time associated with processing building permit applications. The bill also requires the department to submit a report no later than November 6, 2024 to the joint standing committee of the Legislature having jurisdiction over housing matters. The joint standing committee may report out legislation relating to the subject matter of the report to the 132nd Legislature in 2025.

This voluntary municipal process would help municipalities, which may not have the staff or high-capital developers willing to invest. It also provides a toolkit for municipalities to help incentivize development that is supported by the community and encourages residents to participate in local decision-making before a specific development proposal is being considered.

It also lowers the cost of housing by reducing the time associated with securing project approvals. It would also allow for small developers who may not have the resources for design services knowledge of municipal approval process.

This bill is another way to help with the housing crisis here in Maine. We need to be using all the tools available to us to build housing as quickly as possible and I see this legislation as a way to do it.

Thank you for your consideration of this legislation and I am happy to answer any questions that you may have.