



HOUSE OF REPRESENTATIVES
2 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0002
(207) 287-1400
TTY: MAINE RELAY 711

James Boyle

25 Dundee Road

Gorham, ME 04038

Cell Phone: (207) 756-2928

James.Boyle@legislature.maine.gov

November 14, 2023

Testimony of Rep. Jim Boyle in support of
LD 772, An Act to Establish a Process to Vest Rights for Land Use Permit Applicants
Before the Joint Select Committee on Housing

Senator Pierce, Representative Gere and fellow members of the Joint Select Committee on Housing, I'm Representative Jim Boyle, and I represent House District 109, which is the eastern part of Gorham. I am here today in support of LD 772, *An Act to Establish a Process to Vest Rights for Land Use Permit Applicants*.

The bill proposes that the review process for a land use permit remain subject to the stipulations and ordinances at the time of application. Ensuring that the rules stay consistent through the review process helps to protect a developer's investment, allowing the construction of a project to reach completion. Keeping the review criteria fixed and not amendable once the review process has begun would save time and money. It's also a question of fairness; when applicants face a change in ordinances or regulations, once the review process has begun, they are forced to scramble, and, more often than not, there is a pause in development. The bill would provide predictability for applicants, thus encouraging the fair and successful completion of a housing project.

Thank you for the opportunity to speak in support of this bill sponsored by Senator Pouliot. I am happy to answer any questions you may have.