



Daniel Stevenson
Economic Development Director
2 York Street
Westbrook, Maine 04092
Phone: 207-591-8101

ECONOMIC DEVELOPMENT

November 14, 2023

Senator Teresa Pierce, Chair
Representative Traci Gere, Chair
Members of the Joint Standing Committee on Housing Room 216

RE: ***LD 772 An Act to Establish a Process to Vest Rights for Land Use Permit Applications***
 (Date of Public Hearing 11/14/23)

Senator Pierce, Representative Gere, and Members of the Joint Standing Committee on Housing:

My name is Daniel Stevenson. I am the City of Westbrook's Economic & Community Development Director and am in **support** of LD 772 An Act to Establish a Process to Vest Rights for Land Use Permit Applications with a minor amendment to the language as drafted.

I have worked in the field of economic and community development, for more than two decades, both at the state and municipal levels and have extensive knowledge and expertise in public-private partnerships including private sector due diligence and investment risk. As a Maine economic development practitioner, I am intimately familiar with economic and community issues affecting municipalities throughout the State of Maine. It is in this light that I attest that project risk mitigation and high levels of certainty directly affect successful project outcomes.

LD 772 simply affirms that existing land use rules remain applicable and unchanged for a developer throughout the development process. LD 772 also does not allow for land use retroactive changes for completed filed applications. It is my understanding that new land use ordinances can be approved by a municipality up to 45 days after a permit has been granted, and applied retroactively to an approved project unless it has reached substantial construction.

Although LD 772 does not prescribe municipal land use language, it needs to include clarifying language consistent with Maine statute that demonstrates a complete final application to achieve vested rights.

I am available to answer any questions you may have.

Thank you.

Respectfully Submitted,

Daniel B. Stevenson
City of Westbrook
Economic & Community Development Director