

Dear Esteemed Legislators,

We, Chris Marshall and Nate Green, co-founders of GreenMars, are reaching out to advocate emphatically for LD 1134. This bill is an essential step forward in modernizing Maine's site location development statutes to significantly improve housing affordability in our state.

Maine's current housing crisis, characterized by a dire scarcity of affordable options, is a barrier to growth and prosperity. Restrictive zoning laws and prohibitive development costs have led to a construction standstill. LD 1134 offers a transformative approach by refining the regulatory framework that impedes the creation of new residential communities.

Presently, subdivisions of merely 15 lots covering 30 acres are subject to a stringent state approval process. LD 1134 seeks to revise these limits to 20 lots and 50 acres, reflecting a more contemporary and realistic understanding of development needs. Additionally, the bill advocates for assessing developments across a three-year span, as opposed to the current five-year term.

The proposed modifications in LD 1134 carefully navigate the intersection of environmental responsibility and housing expansion. By advocating for well-designed subdivisions equipped with effective stormwater management systems, we can achieve sustainable development even on a larger scale. The stipulated 50-acre threshold ensures comprehensive reviews are reserved for truly significant projects.

By passing LD 1134, we can eliminate undue barriers to prudent development while maintaining rigorous oversight for expansive projects. This will result in a quicker turnaround for new homes to meet the burgeoning demand, benefiting affordability and future Maine residents seeking housing options.

We urge a favorable vote on this legislation. Streamlining state approvals as outlined in LD 1134 is a strategic, common-sense response to our state's housing challenges. We thank you for your attention to this critical issue and for your continued leadership.

Best regards,

Chris Marshall
Nate Green
Co-Founders, GreenMars