



Teresa S. Pierce
Senator, District 25
Senate Majority Leader

THE MAINE SENATE
132nd Legislature

6 Waites Landing Road
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***Testimony of Senate Majority Leader Teresa S. Pierce introducing
LD 128, An Act to Support Permitting of Certain Multifamily Housing Developments Under the
Site Location of Development Laws.***

***Before the Joint Standing Committee on Housing and Economic Development
March 11, 2025***

Chair Curry, Chair Gere, and esteemed members of the Joint Standing Committee on Health and Human Services, my name is Teresa S. Pierce. I serve as the Senate Majority Leader, representing Senate District 25, which includes Falmouth, Cumberland, North Yarmouth, Yarmouth (majority), Gray, and Long Island. Thank you for the opportunity to introduce **LD 128, An Act to Support Permitting of Certain Multifamily Housing Developments Under the Site Location of Development Laws.**

As the former Senate chair of the Joint Select Committee on Housing in the 131st Legislature, I appreciate the work being done to increase the production of housing. As outlined in a 2024 [DECD/MaineHousing report](#), Maine has a goal to produce more than 80,000 housing units by 2030. These units are badly needed, with our local economies relying on young motivated talent to call Maine home. The bill is one of many solutions that will help us increase supply and lower overhead costs while still protecting our environment.

LD 128 was brought to me by the Department of Environmental Protection (DEP) as a solution to a bill that didn't get across the finish line in the 131st. It seeks to amend the definition of "subdivision" to allow lots that include detached residential housing designed to accommodate up to 4 families, including accessory dwelling units, instead of just single-family housing. This bill also specifies that rules made by the Board of Environmental Protection to permit, by rule, any class of activities that would otherwise require individual issuance of a permit or approval by the board are routine technical rules.

Thank you for the opportunity to present this bill. You will also hear from representatives from the Department of Environmental Protection. I am happy to answer any questions the committee may have but would defer specific or technical questions to the Department.