

Testimony Of Patrick Woodcock of the Maine State Chamber of Commerce

**LD. 128, “An Act to Support Certain Multifamily Housing Development Under Site
Location of Development Laws”
March 11, 2025**

Senator Curry, Representative Gere, and members of the committee on housing and economic development, my name is Patrick Woodcock. I am the President and CEO at Maine Chamber of Commerce.

The Maine Chamber supports L.D. 128 and believes it would improve the regulatory environment for some housing development that is desperately required across the state. Housing has become a top issue for the Maine State Chamber of Commerce and believes the Committee should support the housing reforms included in the recent HR&A report to the state to facilitate meeting Maine’s housing production goals.

One area that we hear extensively from businesses is the timeline for receiving state permits and believe this legislation would improve the current process for a subset of housing projects. It should be noted that the HR&A report outlined recommendation 1.6, “Raise the threshold for State subdivision review to support additional density and infill development,” which specifically mentioned increasing the threshold for review from three to five units. We support this change and believe it will allow DEP to dedicate resources on higher and better uses to improve the permitting process.

It should be noted that the report further states that, “This change would allow landowners to fully utilize the density provisions in LD2003, which mandate that municipalities permit 3-4-unit housing projects on lots where housing is allowed.”

The Maine Chamber believes this is a clear opportunity to reduce regulatory barriers, better focus DEP resources, and drive dense housing development in Maine. We thank Senator Pierce and the Department of Environmental Protection for the legislation and look forward to working with you all to move this legislation forward.