



Maine Real Estate &  
Development Association

**Supporting Responsible Development**

## **In Support of LD 1143, An Act to Update Language on Setback Variances for Single-family Dwellings and Variances from Dimensional Standards**

April 14, 2025

Chair Curry, Chair Gere, and members of the Housing and Economic Development Committee;

On behalf of the Maine Real Estate and Development Association, please accept the following testimony in support of LD 1143, An Act to Update Language on Setback Variances for Single-family Dwellings and Variances from Dimensional Standards. MEREDA's members consist of a wide range of people and organizations involved in real estate development in Maine, from architects and contractors to bankers and attorneys to developers and municipalities. Our members work together to support responsible development in Maine.

For MEREDA, the important part of this bill is in Line 29, which changes the prohibition of a variance to apply only to properties that are located wholly within a shoreland area as opposed to simply a portion of the property being located within the shoreland area. As I'm sure you understand, properties in which just a small portion of the land is considered to be part of the shoreland area are incredibly less likely to cause damage than those in which the entire developable area is close to the water or threatened portions of land. We obviously support the use of the current reasonably allowable variances in the former case.

Thank you for your consideration of this testimony.

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