



February 20, 2025

Honorable Morris
100 State House Station
Augusta, ME 04333

Senator Curry, Representative Gere and the joint standing committee of the
Housing and Economic Development Committee,

RE: LD 161, HP94 "Resolve, Directing the Department of Agriculture, Conservation and Forestry to Convene a Stakeholder Group Tasked with a Comprehensive Overhaul and Modernization of the State Subdivision Laws"

I am Carl Chretien from Saco, York County, a residential contractor in southern Maine, member of the Home Builders and Remodelers Association here in Maine as well as a State Rep at the National Association of Home Builders in Washington DC. We are a statewide non-partisan non-profit organization helping communities navigate change in alignment with smart growth. We advocate for comprehensive policies and funding for smart growth practices. We partner with GrowSmart Maine and Build Maine in a transparent crowd-sourcing of policy proposals that has drawn together over a hundred people from across Maine and beyond. Policy Action 2025 follows Policy Action 2023 from the 131st Legislature. Each session we strive to meet this goal, **"to address barriers to and create incentives for equitable, sustainable growth and development that strengthens downtowns and villages of all sizes while pulling development pressure away from productive and open natural areas."**

This is testimony I gave at the public hearing on Thursday, February 27, 2025 10:00 am, State House, Room 206 in favor of the bill LD 191 "Resolve, Directing the Department of Agriculture, Conservation and Forestry to Convene a Stakeholder Group Tasked with a Comprehensive Overhaul and Modernization of the State Subdivision Laws"

I support this bill because:

1. With the increased cost of extending infrastructure as the need to employ more fire service as well as law enforcement to cover areas outside the surrounding center of communities.
2. When housing developments are on the outskirts of communities there is an increased need for building schools as well as extending important infrastructure such as storm water, sewer and water.
3. With the implementation of LD 2003 the requirement of jurisdiction to allow for more density on lots around the center of municipalities.
4. A friendly amendment would add two members to the committee one being from the residential building community and the other from the commercial community working on multifamily projects.

I am willing to assist the committee in any way that is helpful. Thank you.

Sincerely,

Carl M Chretien



President
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