



## CITY OF BANGOR

### **Joint Standing Committee on Housing and Economic Development**

#### **Testimony in Support of LD 161 – “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”**

Feb. 27, 2025

Sen. Curry, Rep. Gere and distinguished members of the Joint Standing Committee on Housing and Economic Development. I am Anne Krieg, Director of Development for the City of Bangor, and I am providing testimony in support of LD 161, “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.”

Establishing a stakeholder group would be an important starting point in making sure subdivision laws align with LD 2003, which was previously signed into law to address housing affordability issues in Maine by increasing housing opportunities.

Subdivision was created as a permitting tool to ensure there is adequate access to utilities when new lots are created. It was meant to ensure adequate roads were built and that those roadways could be pre-planned by a community. When the City of Bangor previously allowed four units on a lot in what were single-family zones, we inadvertently triggered a lengthy and expensive permitting process for people. This was a consequence of piecemeal changes that have occurred over several years to the State subdivision statute.

A comprehensive look at the statute is necessary to ensure that rural communities have the tools they need to manage development, and that more urban municipalities and growth areas can implement sound, timely development practices. Tapping into resources provided by the Maine Association of Planners, Smart Growth Maine and the community of land-use attorneys will ensure the language is adequately addressed.

As LD 161 is considered by your committee, the City of Bangor wants to emphasize the importance of having municipal and developer representatives as part of any stakeholder group that’s formed. It’s essential to have those people who are involved daily in adhering to subdivision rules, and see the impact of those rules first-hand, be a part of such a panel.

My hope is that establishing a stakeholder group will be an important step in advancing State goals to produce affordable housing, while also streamlining the development review process.

For these reasons, I ask that you support the effort to establish a stakeholder group to provide recommendations that the Legislature would review to modernize State subdivision laws. Thank you for your consideration and please do not hesitate to reach out with questions.

Anne Krieg, Director of Development, [anne.krieg@bangormaine.gov](mailto:anne.krieg@bangormaine.gov)  
Cara Pelletier, City Council Chair, [cara.pelletier@bangormaine.gov](mailto:cara.pelletier@bangormaine.gov)

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