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Town of Eliot
LD 1498

I am the Town Planner for the Town of Eliot. I am submitting this written testimony on LD 1498 in my individual capacity as a professional planner. It does not necessarily reflect the views of the Town government as a whole.

I only learned about the bill and this hearing this morning, so I have not had a chance for thorough consideration. However, in a first reading, I have a few comments and concerns:

1. I appreciate the spirit and intent of the bill to ensure any impact fees collected by municipalities are done so fairly and transparently. That is important. However, I have concerns with some details.

2. Sec. 2 requires that the “developer's share of capital improvement or impact fees must be limited to infrastructure improvements on land or property that directly abuts the location of the development.” This seems too narrow of a restriction given how some impact fees might reasonably work. To offer just a couple of examples:

a. What about an intersection that is very near, but not directly abutting, the development, that will be clearly impacted by the development’s traffic? Under the above-cited language, an impact fee couldn’t contribute a proportionate, fair share to, for example, traffic signalization, pedestrian improvements, bicycling improvements, traffic calming, etc.

b. What about a new park, or improvements to an existing park, that is not directly abutting, but is a block away, or even a quarter-mile away?

3. The 180-day window to spend the collected impact fees also seems too restrictive, given the pace at which many capital improvements progress relative to the timing of when impact fees may be collected.

Thank you for considering my testimony.