



MAIN-LAND

DEVELOPMENT
CONSULTANTS, INC.

ENGINEERS, SURVEYORS, SCIENTISTS

P.O. BOX Q LIVERMORE FALLS, ME 04254
367 US ROUTE 1, N. BUILDING, FALMOUTH, ME 04105
182A MOOSEHEAD TRAIL, NEWPORT, ME 04953
TEL: (207) 897-6752/FAX: (207) 897-5404
WWW.MAIN-LANDDCI.COM

Testimony in Support

LD 1396, An Act to Amend Maine's Municipal Subdivision Standards to Increase the Number of Dwelling Units on or Divisions of a Tract of Land Before the Tract is Considered a Subdivision

April 25, 2025, 1:00 p.m.

Housing and Economic Development Committee

Chairman Curry, Chairwoman Gere, and Honorable Members of the Housing and Economic Development Committee;

My name is Rick Dunton and I am writing in support of LD 1396, An Act to Amend Maine's Municipal Subdivision Standards to Increase the Number of Dwelling Units on or Divisions of a Tract of Land Before the Tract is Considered a Subdivision.

This legislation is critically important to unlock the potential of so-called LD 2003, which allows increased density on residentially zoned lots. While LD 2003 permits an individual to build up to two residential units and an ADU on any land that is zoned residential, it does not exempt the creation of those units from statutory municipal subdivision review. The requirement to undergo that review can add time and substantial cost to a small infill development project. By raising the threshold for statutory municipal subdivision review from 3 or more units or lots to 5 or more units or lots, we can encourage small infill development projects and unlock new housing opportunities.

Many small landowners are well-positioned to help relieve Maine's housing burden by subdividing their land into small subdivisions. Today, the limitation that a lot be divided into not more than 2 lots (before triggering statutory municipal subdivision) review limits the ability of small developers to create infill housing at an affordable rate. Small, village-green style subdivisions are popular because they create a sense of community – until the statutory municipal subdivision threshold is changed, they will continue to be challenging to permit and expensive to build.

Thank you in advance for your consideration and for your work on behalf of Mainers.

Sincerely,

Main-Land Development Consultants, Inc.

Richard W. Dunton, P.E.
COO, SVP of Engineering