



**CITY OF WESTBROOK, MAINE**  
IN CITY COUNCIL

Date: January 12, 2026  
Resolve: 2026-5

**Resolve regarding LD 1829: An Act to Build Housing for Maine Families and Attract Workers to Maine Businesses by Amending the Laws Governing Housing Density**

**WHEREAS**, the City of Westbrook recognizes that Maine faces a significant housing shortage that affects residents, workers, families, and the overall economic vitality of our communities; and

**WHEREAS**, the City of Westbrook is committed to being part of the solution to Maine's housing shortage and supports efforts to increase housing supply and affordability; and

**WHEREAS**, the Maine Legislature enacted LD 1829 in June 2025 with the stated intent of building housing for Maine families and attracting workers to Maine businesses by expanding allowable housing density statewide; and

**WHEREAS**, while the City of Westbrook supports the goals of increasing housing supply, the implementation requirements of LD 1829 present critical challenges that threaten our ability to manage growth responsibly and maintain the quality of life our residents expect; and

**WHEREAS**, the City of Westbrook has been a regional leader in housing production, averaging 160 units per year / having approved 1627 units in the last 10 years, yet LD 1829 treats all municipalities the same regardless of their demonstrated commitment to housing production; and

**WHEREAS**, the mandated density increases under LD 1829 threaten to exceed the capacity of existing municipal infrastructure to support new growth, including water systems, sewer systems, stormwater management, transportation networks, and schools, requiring capital investments that exceed local budget capacity and will require state financial support; and

**WHEREAS**, LD 1829 encourages growth outside of growth areas if served by water and sewer, but planning best practices have established new growth should be encouraged for growth areas, and areas of natural and rural value should be preserved; and

**WHEREAS**, the prohibition on growth caps in designated growth areas eliminates a critical tool that municipalities have used to align development with infrastructure capacity and comprehensive planning; and

**WHEREAS**, experience with previous housing density legislation (LD 2003) demonstrates that increased density alone does not guarantee affordable housing outcomes, with multiple communities reporting that new development has produced expensive market-rate housing rather than workforce or affordable units; and

**WHEREAS**, LD 1829 requires repeated ordinance revisions and mandatory planning board training, imposing significant administrative and financial burdens on municipalities, particularly smaller and rural communities that rely on volunteer planning boards and lack dedicated professional planning staff; and

**WHEREAS**, restrictions on impact fees under LD 1498 prevent municipalities from funding the broader infrastructure upgrades necessary to support growth mandated by LD 1829, making it even more challenging for local taxpayers to support needed infrastructure; and

**WHEREAS**, the City of Westbrook has developed its comprehensive plan through extensive community engagement to reflect local priorities, environmental constraints, and a vision for the community's future, and LD 1829's one-size-fits-all approach undermines this locally driven planning process and the principles of home rule.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Westbrook hereby:

1. Expresses significant concern regarding the challenges LD1829 presents to responsible growth management, infrastructure planning, and comprehensive planning;
2. Calls upon the Maine Legislature to enact corrective legislation that:
  - Repeals LD1829 or delays the implementation of LD1829 until the following issues in statute are addressed.
    1. Removes the lot size and density mandates for areas outside designated growth areas that are served by public sewer and public water;
    2. Amend statute to allow the increased density only where served by traditional public water and sewer;
    3. Clarify the interaction between LD 1829's growth cap prohibition and the Rate of Growth law to prevent unintended sprawl in rural areas;
  - Creates a dedicated, multi-year state infrastructure funding program to support municipalities experiencing mandated growth;
  - Allows municipalities that meet growth requirements under the Growth Management Act to continue employing reasonable growth management tools;
  - Strengthens affordability requirements;

- Revises impact fee restrictions to allow municipalities to fund necessary infrastructure improvements; and
  - Provides adequate funding for technical assistance and capacity building for municipalities and regional planning organizations;
3. **Requests that the Legislature work in partnership with municipalities, regional planning organizations, and municipal associations to refine the law, enhance state-municipal communication, and ensure that housing policy achieves affordability goals while respecting local planning authority and infrastructure constraints;**
4. **Directs the Administration to forward copies of this resolution to:**
- Speaker of the Maine House of Representatives Ryan Fecteau
  - Westbrook State Senator(s): Tim Nangle & Jill Duson
  - Westbrook State Representative(s): Suzanne Salisbury, Drew Gattine & Morgan Rielly
  - Governor Janet Mills
  - Maine Municipal Association
  - Greater Portland Council of Governments

First and final reading: January 12, 2026

Attest:

  
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City Clerk

  
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Mayor