

I am writing on behalf of GreenMars Real Estate Services to express our strong support for LD1864, which promotes infill housing in municipalities with designated growth areas. This crucial legislation represents a significant step towards achieving the State's smart growth goals, which aim to foster compact settlements while preserving open spaces on the fringes of towns.

At GreenMars Real Estate Services, we have witnessed firsthand the challenges posed by antiquated zoning policies that have hindered the State's efforts to combat sprawl, mitigate climate change, utilize land efficiently, and promote public health. The current zoning regulations often favor large lot sizes and spread-out development patterns, leading to increased reliance on private vehicles, fragmented communities, and the loss of valuable open spaces.

LD1864 offers a well-considered solution by allowing traditional sized lots in designated growth areas with existing infrastructure. By encouraging infill housing, the legislation promotes the efficient utilization of available land and encourages a more sustainable development model. This approach aligns perfectly with the State's smart growth goals and will help to revitalize established neighborhoods, enhance community connectivity, and reduce the need for extensive infrastructure expansion.

Infill housing has numerous benefits for both the residents and the environment. It facilitates the revitalization of underutilized or vacant areas, reducing blight and creating vibrant communities. By utilizing existing infrastructure, such as transportation networks, utilities, and public services, infill housing minimizes the strain on resources and reduces the cost of development. It also provides more housing options, including affordable and workforce housing, which can help address the State's housing shortage and promote socio-economic diversity.

Moreover, LD1864 contributes significantly to climate mitigation efforts. By promoting infill housing, the legislation discourages urban sprawl and preserves valuable open spaces, thereby reducing habitat destruction and the loss of natural resources. It also supports a compact development pattern that encourages walking, biking, and the use of public transportation, leading to a reduction in greenhouse gas emissions and improved air quality.

GreenMars Real Estate Services firmly believes that LD1864 represents a necessary and timely solution to the challenges faced by the State in achieving its smart growth goals. We commend the legislature for scheduling a public hearing on this important legislation and urge all members of the Legislative Committee to support LD1864. By embracing infill housing and allowing traditional sized lots in designated growth areas, we can create more sustainable, connected, and vibrant communities while preserving the State's invaluable open spaces.

Thank you for your attention to this matter. We look forward to the continued progress towards smart growth and sustainable development in our great state.

Sincerely,
Nate Green & Chris Marshall