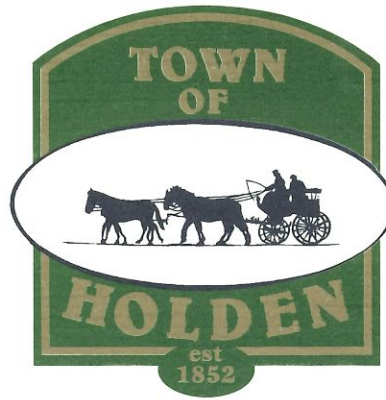


TOWN COUNCIL

Thomas Copeland, Chairperson
Ryan Carey, Vice Chairperson
David R. Black
Joel Dearborn
David Hawes



TOWN MANAGER

Benjamin R.K. Breadmore

April 30, 2021

Re: LD 1312 An Act To Remove Barriers to Accessory Dwelling Units and Allow Accessory Dwelling Units where Single-family Houses Are Allowed

Greetings Members of the Labor and Housing Committee,

My name is Benjamin Breadmore and I serve as the Town Manager/Code Enforcement Officer for the Town of Holden as well as the President of the Maine Building Officials and Inspectors Association.

I'd like to start off by saying I'm very happy to live and work in a community that allows Accessory Dwelling Units in every zone that we allow single family homes. With that being said I would urge disapproval of this proposal as currently drafted.

Whereas Maine is a home rule state, municipalities for generations have had the respective freedoms to outline how they desire their communities to operate within certain boundaries. Land Use being one of those areas of self-governance. This proposal effects communities across the board and in a non-partnership manner. I use that word partnership because that's what the Maine and its municipalities are, partners. However, within the 50 lines of this proposal the word "prohibit" is used 4 times and "not" is used 10 times. To me, that does not convey partnership. If there was a program to incentivize communities to be more proactive, I believe we could achieve much better results.

If there are specific communities that are having concerns with their short-term rentals or Airbnb style rentals, should it not be up to the citizens of that community to speak how their town is regulated?

Thank you for your consideration of my position on the proposal.

Best Regards,

A handwritten signature in black ink that reads "Ben R.K. Breadmore". The signature is written in a cursive, slightly slanted style.

Benjamin R. K. Breadmore
Town Manager & President of MBOIA