

Piotr and Rachel Stamieszkin  
Cape Elizabeth  
LD 2003

We would like to voice our opposition to HP-1489, LD 2003.

The proposed bill introduces a number of positive actions which largely are addressed by points 1, 4-7 in the summary of the proposed legislation (p.11). However, item 8 requiring municipalities to automatically allow 4 units on any buildable lot and item 9 requiring municipalities to allow almost unrestricted development of "accessory units" are misguided and require municipalities of all types to forgo any urban and town development planning. Also, some provisions are simply inappropriate for most Maine towns. For example, requiring no more than 2 off-street parking places for every 3 units is simply off-base because there is such limited public transportation in Maine municipalities. The parking problems are already very serious in Portland and this would only make the problem worse there as well as in other towns. Items 2 and 3 take away the authority from local governments. In particular, item 3 means that local infrastructure limitations are deemed to not be a valid consideration where the pace of development is concerned.

It is clear that Maine needs more affordable housing, but this bill is not the right solution for all of Maine. Please reject this bill as it is written, and invest more effort in finding an effective way to increase housing availability in Maine while respecting local municipal & town decisions reflecting local conditions, aspirations and limitations.