

MAINE STATE LEGISLATURE

The following document is provided by the
LAW AND LEGISLATIVE DIGITAL LIBRARY
at the Maine State Law and Legislative Reference Library
<http://legislature.maine.gov/lawlib>



Reproduced from scanned originals with text recognition applied
(searchable text may contain some errors and/or omissions)

REVISED STATUTES
OF THE
STATE OF MAINE
1954

1961 CUMULATIVE SUPPLEMENT

ANNOTATED

IN FIVE VOLUMES

VOLUME 3

Discard Previous Pocket Part Supplement

THE MICHIE COMPANY
CHARLOTTESVILLE, VIRGINIA
1961

IX. "Redeveloper" shall mean any person, partnership or public or private corporation or agency which shall enter or propose to enter into a redevelopment contract.

X. "Redevelopment contract" shall mean a contract entered into between the authority and a redeveloper for the redevelopment of an area in conformity with an urban renewal plan.

XI. "Slum area" shall mean a blighted area in an extreme state of deterioration and decay.

XII. "Urban renewal plan" or "renewal plan" means a plan, as it exists from time to time for an urban renewal project, which plan shall conform to the general plan for the municipality as a whole except as provided in section 7; and shall be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements and rehabilitation as may be proposed to be carried out in the urban renewal area, zoning and planning changes, if any, land uses, maximum densities, building requirements, and the plan's relationship to definite local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements.

XIII. "Urban renewal project" or "renewal project" may include undertakings and activities of the authority in an urban renewal area for the elimination, and for the prevention of the development or spread, of slums and blight, and may involve slum clearance and redevelopment in an urban renewal area, or rehabilitation or conservation in an urban renewal area, or any combination or part thereof in accordance with an urban renewal plan. Such undertaking and activities may include:

A. Acquisition of a slum area or a blighted area or portion thereof;

B. Demolition and removal of buildings and improvements;

C. Installation, construction or reconstruction of streets, utilities, parks, playgrounds and other improvements necessary for carrying out in the urban renewal area the urban renewal objectives of this chapter in accordance with the urban renewal plan;

D. Disposition of any property acquired in the urban renewal area, including sale, initial leasing or retention by the municipality itself, at its fair value for uses in accordance with the urban renewal plan;

E. Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the urban renewal plan; and

F. Acquisition of any other real property in the urban renewal area where necessary to eliminate unhealthful, insanitary or unsafe conditions, lessen density, eliminate obsolete or other uses detrimental to the public welfare, or otherwise to remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities. (1959, c. 359, § 1.)

Chapter 90-C.

Federal Aid for Urban Renewal Projects.

Sec. 1. Purpose.—The purpose of this chapter is to assist municipalities and their redevelopment authorities to obtain the additional federal capital grants for urban renewal projects which are available pursuant to title I of the Housing Act of 1949, as amended, which establish, as local grants-in-aid for federally-assisted urban renewal projects being or to be undertaken by municipalities or their redevelopment authorities, the aggregate amount of expenditures made by an educational institution of higher learning directly or through a private re-

development corporation, for land, buildings and structures located in areas adjacent to or in the immediate vicinity of federally assisted urban renewal projects if such land, buildings or structures are to be redeveloped or rehabilitated by such institution for educational uses in accordance with a development plan approved under state or local law after public hearing and found acceptable by the housing and home finance administrator after considering the standards specified in section 110(b) of title I of the Housing Act of 1949, as amended; such additional federal capital grants being available in an amount equal to 2 or 3 times the aggregate amount of such expenditures. (1961, c. 203.)

Sec. 2. Preparation and approval of development plans. — The governing body of any municipality is authorized to approve, after a public hearing thereon, a development plan proposed by any educational institution of higher learning located in such municipality, or by a private redevelopment corporation, for the redevelopment and renewal of an area, hereinafter referred to as a “project area” adjacent to or in the immediate vicinity of the location of principal buildings of such institution, or a major branch of such institution, where teaching or research is done or where students or faculty live, and the area of an urban renewal project, assisted under title I of the Housing Act of 1949, as amended, which is being undertaken by such municipality or its redevelopment authority. Any state educational institution of higher learning or private redevelopment corporation is authorized to prepare such development plans. Any city may authorize any educational institution of higher learning established and maintained by such city to prepare such development plans. (1961, c. 203.)

Sec. 3. Public hearing.—Prior to approving any development plan pursuant to section 2, the governing body of the municipality or its redevelopment authority shall hold a public hearing on such development plan, such public hearing to be held not less than 7 nor more than 14 days after notice of the time, place and purpose thereof shall have been published in a newspaper having general circulation in such municipality. (1961, c. 203.)

Sec. 4. Cooperation in carrying out approved development plan. — If the governing body of a municipality approves a development plan for a project area, such municipality and its redevelopment authority may cooperate with the educational institution of higher learning or private redevelopment corporation in carrying out such approved development plan, and, for such purpose, may contract with such educational institution or private redevelopment corporation for the exercise of any of the powers of such municipality and its redevelopment authority. Any municipality or its redevelopment authority, and any state educational institution of higher learning, and, when so authorized by such city, any educational institution of higher learning established and maintained by any city, may do all things, and may take such actions, as may be necessary or desirable to assure that it obtains credit as a local grant-in-aid for the aggregate amount of expenditures made by any such educational institution or redevelopment corporation which would be eligible as such under title I of the Housing Act of 1949, as amended. (1961, c. 203.)

Sec. 5. Definitions.—For the purposes of this chapter, the following terms shall have the meanings, respectively, ascribed to them below:

I. Development plan. “Development plan” shall mean a plan proposed by an educational institution of higher learning or a private redevelopment corporation for the redevelopment and renewal of a project area and, which plan shall conform to the general plan of the locality as a whole, and shall conform to the requirements of chapter 90-B with respect to the content of redevelopment or renewal plans.

II. Educational institution of higher learning. “Educational institution of higher learning” shall mean educational institution, no part of the net earn-

ings of which shall inure to the benefit of any private shareholder or individual, which provides an educational program for which it awards a baccalaureate or more advanced degree, or provides for not less than a 2-year program which is acceptable for full credit towards such a degree, and is accredited by a national accrediting agency or association or, if not so accredited, an educational institution whose credits are accepted, on transfer, by not less than 3 such accredited educational institutions for credit on the same basis as if transferred from an educational institution so accredited.

III. Municipality. "Municipality" shall mean any municipality which pursuant to chapter 90-B is authorized, directly or through its urban renewal authority, to undertake and carry out redevelopment or renewal projects.

IV. Private redevelopment corporation. "Private redevelopment corporation" shall mean any corporation which is wholly owned or controlled by one or more educational institutions of higher learning or a corporation which operates in behalf of an educational institution on a nonprofit basis.

V. Project area. "Project area" shall mean a slum area or a blighted, deteriorated or deteriorating area. (1961, c. 203.)

Chapter 91.

General Provisions Relating to Towns.

Secs. 1-177. Repealed by Public Laws 1957, c. 405, § 2.

Cross reference.—For present law relating to municipalities, see c. 90-A.

Chapter 91-A.

Property Tax Laws.

Sections 1- 26. General Provisions Respecting Taxation.
 Sections 27- 47. Assessors and Assessment.
 Sections 48- 55. Abatement.
 Sections 56- 74. Tax Collector's Duties and Liabilities.
 Sections 75- 86. Delinquent Tax Collectors.
 Sections 87- 97. Collection of Taxes by Enforcement of Lien on Real Estate.
 Sections 98-106. Collection of Taxes by Distraint or Arrest.
 Sections 107-108. Collection of Taxes by Action of Debt.
 Sections 109-122. Collection of Taxes by Sale of Real Estate.
 Sections 123-132. Excise Tax on Aircraft, House Trailers and Motor Vehicles.

General Provisions Respecting Taxation.

Sec. 1. Definitions. — The following words and phrases as used in this chapter shall, unless a different meaning is plainly required by the context, have the following meaning:

I. The term "municipality" shall include cities, towns and plantations.

II. The term "place" shall include municipalities, townships and any other unorganized area.

III. The term "municipal officers" shall mean the mayor and aldermen of cities, the selectmen of towns and the assessors of plantations.

IV. The term "tax collector" shall mean any person chosen, appointed or designated by a municipality or the officers thereof to collect any tax due a municipality; or his successor in office.