

MAINE STATE LEGISLATURE

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ONE HUNDRED AND SEVENTH LEGISLATURE

Legislative Document

No. 1401

H. P. 1123

House of Representatives, March 24, 1975

Referred to Committee on Natural Resources. Sent up for concurrence and ordered printed.

EDWIN H. PERT, Clerk

Presented by Mrs. Berube of Lewiston.

Cosponsor: Mr. Palmer of Nobleboro.

STATE OF MAINE

IN THE YEAR OF OUR LORD NINETEEN HUNDRED
SEVENTY-FIVE

AN ACT Relating to the Saco River Corridor Commission Law.

Be it enacted by the People of the State of Maine, as follows:

P&SL 1973, c. 208, § 16, last paragraph, is repealed and the following enacted in place thereof:

Notwithstanding any provision of this Act and to avoid undue hardship, nothing in this Act shall be deemed to require a change in the design, construction or intended use of any building or structure with respect to which substantial construction was legally carried out prior to the effective date of this Act or of any lot in a subdivision of record and with respect to which 50% or more of the lots had been sold or were subject to contracts for purchase and sale prior to the effective date of this Act. An intended use within the meaning of this section shall be any use for which such building, structure or lot is designed as evidenced by the construction or by plans or specifications in existence as of the effective date of this Act.

STATEMENT OF FACT

The Saco River Corridor Law has been construed by the Saco River Corridor Commission to require the developers or owners of contiguous lots in subdivisions to combine their lots to a minimum of 1 acre and in some cases to a minimum of 3 acres regardless of when the subdivision was approved by local and state officials and regardless of whether the subdivision has been

completely developed and substantially sold. This amendment would protect the vested rights of developers and owners of lots in subdivisions which had been approved by local or state officials prior to March 19, 1974, the effective date of the major part of the Saco River Corridor Law and from which subdivisions 50% or more of the lots had been sold. Property owners would still be required to obtain building permits, to comply with the State Plumbing Code and to be set back, when physically possible, 100 feet from the shoreline.