

MAINE STATE LEGISLATURE

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FIRST REGULAR SESSION

ONE HUNDRED AND NINTH LEGISLATURE

Legislative Document

No. 1460

H. P. 1192

House of Representatives, March 26, 1979

Referred to the Committee on Local and County Government. Sent up for concurrence and ordered printed.

EDWIN H. PERT, Clerk

Presented by Mrs. Masterton of Cape Elizabeth.

STATE OF MAINE

IN THE YEAR OF OUR LORD NINETEEN HUNDRED
SEVENTY-NINE

AN ACT to Amend Comprehensive Planning Enabling Legislation.

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

30 MRSA § 4961, sub-§ 3 is enacted to read:

3. Purpose. The process used in developing a town comprehensive plan shall anticipate the impacts associated with sudden changes and gradual developments within the community. Within the limits of available information, comprehensive plans shall guide future development decisions to minimize public costs, allow reasonable expansion of public services and prevent unacceptable environmental impacts.

STATEMENT OF FACT

The subject matter of this bill was initiated by a 1977 legislative resolve and was subsequently assigned to the Governor's Advisory Committee on Coastal Development and Conservation.

The committee recommended improvements in local comprehensive planning as a measure to deal with the cumulative impacts of development in coastal towns (community costs and environmental impacts from gradual development). These problems are particularly acute in areas which are growing very rapidly.

The comprehensive planning enabling statute acts as a guide to towns in the preparation of comprehensive plans. Also, under Maine Law, Title 30, section 4962, zoning ordinances must pursue and be consistent with a comprehensive plan. Therefore, the purpose of comprehensive planning should be stated in the statute to guide local planning efforts and ordinances thereby preventing unplanned costs to local taxpayers and gradual destruction of valuable resources.