

MAINE STATE LEGISLATURE

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STATE OF MAINE
HOUSE OF REPRESENTATIVES
110TH LEGISLATURE
FIRST REGULAR SESSION

L.D. 312
(Filing No. H-559)

COMMITTEE OF CONFERENCE AMENDMENT "B" to S.P. 141,
L.D. 312, Bill, "AN ACT Concerning the Size of Exempt Lots
under the Subdivision Laws."

Amend the Bill by striking out everything after the
enacting clause and inserting in its place the following:

10 MRSA §4956, sub-§2-A is enacted to read:

2-A. Review of woodlot subdivision. Lots intended for
use as woodlots greater than 20 acres and less than 40
acres shall not be counted as lots under this section.
A division of land which includes 2 or more woodlots shall be
subject to the following conditions.

A. The person who divides the land shall:

- (1) File a plat or plan with the municipal reviewing
authority of the municipality where the subdivision
is located; and
- (2) Establish at least one permanent marker in one
corner of each lot.

B. The municipal reviewing authority shall establish
conditions or restrictions consistent with the criteria in
subsection 3, on subsequent changes in use or further
division of woodlots. These conditions or restrictions
shall be set forth in any deed creating a woodlot under
this subsection.

C. If the exemption created under this subsection is
relied upon to create a lot without the approval otherwise

required, no structure may be erected or the lot further divided without approval of the municipal reviewing authority.

For the purposes of this subsection, "woodlot" means a tract or parcel of land used for timber production and with only structures or alterations necessary for timber management and harvesting.'

Statement of Fact

This amendment allows the creation of subdivisions consisting of 20 to 40 acre woodlots without meeting subdivision requirements, provided that:

1. A plan is filed with the municipality;
2. A corner of each lot is marked;
3. The municipality establishes conditions that must be met prior to further division of the lots or change in use from woodlots to houselots; and
4. These restrictions or conditions are set out in the deed of conveyance.

These provisions will allow the creation of woodlots without requiring unnecessary review and regulation, but will insure that further divisions or changes in use are subject to applicable subdivision requirements.

Reported by the Majorities of the Committees of Conference on 312.

Reproduced and distributed under the direction of the Clerk of the House.