

MAINE STATE LEGISLATURE

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(After Deadline)

SECOND REGULAR SESSION

ONE HUNDRED AND ELEVENTH LEGISLATURE

Legislative Document

No. 2274

H.P. 1715

House of Representatives, March 15, 1984

Approved for introduction by a majority of the Legislative Council pursuant to Joint Rule 27.

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

EDWIN H. PERT, Clerk

Presented by Representative Livesay of Brunswick.

Cosponsors: Representative Soule of Westport, and Senator Trafton of Androscoggin.

STATE OF MAINE

IN THE YEAR OF OUR LORD
NINETEEN HUNDRED AND EIGHTY-FOUR

AN ACT to Clarify the Definition of Lots
under the Site Location of Development Law.

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

Sec. 1. 38 MRSA §482, sub-§5, ¶C, as amended by PL 1981, c. 227, §1, is further amended to read:

C. All the lots are at least 5 acres, but do not make up a total of more than 100 acres and the lots less than 10 acres are of such dimensions as to accommodate within the boundaries of each a rectangle measuring 200 feet and 300 feet, which abuts at one point the principal access way or the lots have at least 75 feet of frontage on a cul-de-sac which provides access; or

Sec. 2. 38 MRSA §482, sub-§5, ¶D, as amended by PL 1981, c. 698, §190 is further amended to read:

1 D. Unless intended to circumvent this Article,
2 the following transactions shall not be consid-
3 ered lots offered for sale or lease to the gener-
4 al public:

5 (1) Sale or lease of lots to an abutting
6 owner or to a spouse, child, parent, grand-
7 parent or sibling of the developer; or

8 (2) Personal, nonprofit transactions, such
9 as the transfer of lots by gift or devise;
10 or

11 Sec. 3. 38 MRSA §482, sub-§5, ¶E is enacted to
12 read:

13 E. In those subdivisions which would otherwise
14 not require site location approval, unless in-
15 tended to circumvent this Article, the following
16 transactions shall not be considered lots offered
17 for sale or lease to the general public:

18 (1) Mainland lots of 1/2 acre or less in
19 size which serve the parking and water ac-
20 cess needs of island properties; and

21 (2) Common lots created for conservation
22 purposes when because of the nature and con-
23 figuration of the lots it is evident that
24 uses other than conservation would not be
25 permissible.

26 STATEMENT OF FACT

27 The purpose of this bill is to clarify the defi-
28 nition of lots under the site location of development
29 law as it relates to mainland lots used for parking
30 and water access of island properties and certain
31 common lots created for conservation purposes.

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