

MAINE STATE LEGISLATURE

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114th MAINE LEGISLATURE

FIRST REGULAR SESSION - 1989

Legislative Document

No. 911

S.P. 341

In Senate, March 23, 1989

Reference to the Committee on Energy and Natural Resources suggested and ordered printed.

A handwritten signature in cursive script that reads "Joy J. O'Brien".

JOY J. O'BRIEN
Secretary of the Senate

Presented by Senator BALDACCI of Penobscot (BY REQUEST).

STATE OF MAINE

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

An Act to Increase the Aggregate Area Allowed for 5-acre and 10-acre Lots in the Site Location of Development Laws' Subdivision Provisions.



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

3 **Sec. 1. 38 MRSA §482, sub-§5, ¶A,** as repealed and replaced by
5 PL 1987, c. 812, §§7 and 18, is repealed and the following
enacted in its place:

7 A. All the lots are at least 10 acres in size and the
9 aggregate land area is 500 acres or less, unless the
subdivision is located in whole or in part in the shoreland
zone, in which case the exemption does not apply;

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13 **Sec. 2. 38 MRSA §482, sub-§5, ¶B,** as amended by PL 1987, c.
15 737, Pt. C, §§90 and 106; repealed and replaced by PL 1987, c.
812, §§7 and 18; and as amended by PL 1989, c. 6, is repealed and
the following enacted in its place:

17 B. When:

19 (1) All lots are at least 5 acres in size;

21 (2) All lots less than 10 acres in size are of such
23 dimensions as to accommodate within the boundaries of
each a rectangle measuring 200 feet and 300 feet which
25 abuts at one point the principal access way or the lots
have at least 75 feet of frontage of a cul-de-sac which
27 provides access;

29 (3) The aggregate land area of all the lots is 250
acres or less;

31 (4) The subdivision is not located in whole or in part
33 in the shoreland zone; and

35 (5) The municipality in which the subdivision is
37 located has adopted a subdivision ordinance, or its
municipal reviewing authority has adopted subdivision
regulations, pursuant to Title 30-A, section 4551;

39

41 STATEMENT OF FACT

43

45 This bill increases the aggregate land area for subdivisions
47 exempt from review under the site location of development laws
49 when all lots in the subdivisions are at least 5 or 10 acres in
size and other restrictions are met. When all lots are at least
5 acres in size, a subdivision is exempt if the aggregate land
area is 250 acres or less. When all lots are at least 10 acres
in size, a subdivision is exempt if the aggregate land area is
500 acres or less.

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