

MAINE STATE LEGISLATURE

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122nd MAINE LEGISLATURE

FIRST SPECIAL SESSION-2005

Legislative Document

No. 1547

H.P. 1088

House of Representatives, April 4, 2005

**An Act To Ensure Appropriate Development in Lands under the
Jurisdiction of the Maine Land Use Regulation Commission**

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

Millicent M. MacFarland
MILLICENT M. MacFARLAND
Clerk

Presented by Representative PERCY of Phippsburg.
Cosponsored by Senator DAMON of Hancock and
Representatives: PIOTTI of Unity, SMITH of Monmouth, Senators: BROMLEY of
Cumberland, NUTTING of Androscoggin.

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

4 **Sec. 1. 12 MRSA §685-C, sub-§1-A** is enacted to read:

6 **1-A. Statewide plan for development guidelines.** The
8 commission shall adopt a plan and methodology to ensure that
10 appropriate development guidelines apply in undeveloped areas
12 under its jurisdiction that are not developed for which
14 development permits or classifications are sought.

16 **Sec. 2. Actions pending development of plan; application.** As of
18 the effective date of this Act, the Maine Land Use Regulation
20 Commission may not issue any permit for development on any parcel
22 of land of 5 or more acres under its jurisdiction until the plan
24 required under the Maine Revised Statutes, Title 12, section
26 685-C, subsection 1-A is adopted. This section applies to
28 applications pending before the commission on and after the
30 effective date of this Act.

32 **Sec. 3. Development of plan.** In developing the statewide plan
34 required under the Maine Revised Statutes, Title 12, section
36 685-C, subsection 1-A, the Maine Land Use Regulation Commission
38 shall:

40 1. Hold hearings as needed in various regions of the State
42 where the guidelines would likely apply;

44 2. Develop a long-term vision for the areas of the State
46 under its jurisdiction that are currently not developed, taking
into consideration and encouraging:

32 A. Recreational opportunities;

34 B. Outdoor heritage and character of the State;

36 C. Containment of sprawl;

38 D. Community center development;

40 E. Traditional economic land and woods use; and

42 F. Other relevant factors;

44 3. Develop a strategy by which future development can be
46 guided in a manner that reinforces the vision developed under
subsection 2; and

48 4. Submit a report that includes the background and process
50 for developing the plan, the plan and any necessary implementing
legislation to the 122nd Legislature on or before March 1, 2006.

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SUMMARY

This bill requires the Maine Land Use Regulation Commission to establish a statewide plan for development guidelines in areas not currently developed and further limits actions by the commission while the plan is developed.