

# MAINE STATE LEGISLATURE

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# 127th MAINE LEGISLATURE

## FIRST REGULAR SESSION-2015

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Legislative Document

No. 1372

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H.P. 930

House of Representatives, April 28, 2015

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**An Act To Encourage the Redevelopment of Upper Floors of  
Buildings in Downtowns and on Main Streets**

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Reference to the Committee on Labor, Commerce, Research and Economic Development suggested and ordered printed.

A handwritten signature in cursive script that reads "R B. Hunt".

ROBERT B. HUNT  
Clerk

Presented by Representative CAMPBELL of Orrington.  
Cosponsored by Senator BREEN of Cumberland and  
Representatives: BUCKLAND of Farmington, CHIPMAN of Portland, DUCHESNE of  
Hudson, HANLEY of Pittston, HARLOW of Portland, WELSH of Rockport, Senator:  
SAVIELLO of Franklin.

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

2 **CONCEPT DRAFT**

3 **SUMMARY**

4 This bill is a concept draft pursuant to Joint Rule 208.

5 This bill proposes to enact measures to encourage municipalities to review and  
6 reassess municipal regulations that create barriers to redevelopment in downtowns and on  
7 main streets. As part of a review and reassessment, a municipality shall consider:

- 8 1. Assessing current community needs and environmental impacts of the regulations;
- 9 2. Lessening the impact of excessive parking requirements for buildings in  
10 downtowns and on main streets; and
- 11 3. Extending so-called grandfather provisions relating to the reuse of upper floors of  
12 buildings in downtowns and on main streets.