

MAINE STATE LEGISLATURE

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ACTS AND RESOLVES

AS PASSED BY THE

One Hundred and Fifth Legislature

OF THE

STATE OF MAINE

Published by the Director of Legislative Research in accordance with
the Revised Statutes of 1964, Title 3 Section 164, Subsection 6.

THE KNOWLTON AND MCLEARY COMPANY
FARMINGTON, MAINE
1971

PUBLIC LAWS
OF THE
STATE OF MAINE
AS PASSED BY THE
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Sec. 4. R. S., T. 6, § 11, amended. The last sentence of section 11 of Title 6 of the Revised Statutes, as enacted by section 8 of chapter 498 of the public laws of 1969, is amended to read as follows:

The compensation of the director shall be fixed by the Governor and Council ~~not to exceed \$15,000.~~

Sec. 5. Effective date. Section 4 of this Act shall become effective 91 days after adjournment of the Legislature.

Sec. 6. R. S., T. 35, § 1, amended. The 3rd sentence of section 1 of Title 35 of the Revised Statutes is amended to read as follows:

One member of the commission shall be designated by the Governor as chairman who shall devote full time to his duties.

Effective September 23, 1971

Chapter 532

AN ACT Clarifying the Statute Relating to Realty Subdivisions.

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

Sec. 1. R. S., T. 12, § 4801, amended. The first paragraph of section 4801 of Title 12 of the Revised Statutes, as enacted by section 1 of chapter 365 of the public laws of 1969, is amended to read as follows:

In all areas of the State, whether subject or not to less stringent local zoning, subdivision control or other police power land use controls, ~~or to Title 38, chapter 3, subchapter I, Article 6, a lot or parcel of land which is not served by public or private community sewer whether created by plat, or laid out in metes and bounds or otherwise described,~~ shall not be used for single family residential purposes unless such lot ~~or parcel of land is~~ contains at least 20,000 square feet ~~in size; and if the lot abuts on a public road, lake, pond, river, stream or seashore it shall further have a minimum frontage of 100 feet.~~

Sec. 2. R. S., T. 12, § 4801, amended. The 2nd paragraph of section 4801 of Title 12 of the Revised Statutes, as enacted by section 1 of chapter 365 of the public laws of 1969, is repealed.

Sec. 3. R. S., T. 12, §§ 4801-A - 4801-B, additional. Title 12 of the Revised Statutes is amended by adding 2 new sections 4801-A and 4801-B to read as follows:

§ 4801-A. Single family residential; smaller lots

A lot containing less than 20,000 square feet may be used for single family residential purposes if approved by the Department of Health and Welfare on the basis of percolation tests, soil type, soil observation holes made in a representative manner, and recommendations by a registered engineer, unless

in conflict with more stringent regulations of the municipality or the Environmental Improvement Commission. The results of such tests and the engineering recommendations shall be submitted in a written report by the landowner to the Department of Health and Welfare for approval. The department shall issue a written notice of its decision within 30 days after a proposed use of such lot has been submitted, and if its disapproval is indicated, reasons for the same shall be listed.

Notwithstanding any other provisions of law, the first paragraph of section 4801 as it relates to the minimum frontage of a lot abutting on a public road may be waived by the Department of Health and Welfare.

§ 4801-B. Definitions

Single family residential purposes means a house, house trailer or mobile home designed to house a single family, and shall include those dwellings which are used seasonally as well as those used permanently.

Multiple unit housing shall mean a building which is designed to house 2 or more families.

Clustered unit housing shall mean 2 or more buildings, on lots contiguous to each other, each building being designed for use by one or more families and shall include trailer or mobile home parks.

Other land use activity shall mean commercial use or a combination of commercial use and family dwellings.

Sec. 4. R. S., T. 12, §§ 4802-4803, amended. Sections 4802 and 4803 of Title 12 of the Revised Statutes, as enacted by section 1 of chapter 365 of the public laws of 1969, are amended to read as follows:

§ 4802. Multiple and clustered unit housing; lot size

A lot ~~or parcel~~ or lots of land ~~as described in section 4801~~ which is are used for multiple ~~unit~~ or clustered unit housing or any other land use activity, which housing or activity must dispose of wastes in excess of the waste disposal requirements of normal single family residential use, must have a minimum lot size which is greater than the requirements stated in section 4801 in the same proportion as the actual waste disposal requirements of these multiple or clustered units of housing or other land use activities is greater than that of single family residential use.

§ 4803. Lesser size lot

~~Notwithstanding the provisions of section 4802, a~~ A developer person who contemplates ~~clustering house units or creating a planned unit development~~ erecting multiple or clustered unit housing or other land use activity may have the state's minimum lot size requirements waived with respect to his development upon a showing that suitable alternative arrangements have been made for the entire development proposed for waste disposal ~~and water supply~~ or that a permanently reserved open area may suitably be used as a drainage area and that the state's waiver will in no way pose a threat to health, safety or the general welfare. Compliance with local zoning, sub-

division control or any other land use controls, including any imposed by the Environmental Improvement Commission ~~if any~~, is in no way affected by this provision.

Sec. 5. R. S., T. 12, § 4804, repealed and replaced. Section 4804 of Title 12 of the Revised Statutes, as enacted by section 1 of chapter 365 of the public laws of 1969, is repealed and the following enacted in place thereof:

§ 4804. Exemption

No person shall be required to comply with these provisions if the lot or lots owned by him were acquired on or before October 1, 1969 or if a plan of said lots was recorded prior to January 1, 1970. The minimum frontage requirement provided in section 4801 shall apply only on lots sold after the effective date of this Act.

Sec. 6. R. S., T. 12, § 4804-A, additional. Title 12 of the Revised Statutes is amended by adding a new section 4804-A to read as follows:

§ 4804-A. Appeal

An aggrieved party may appeal any adverse decision of the Department of Health and Welfare to the Superior Court in the county where the land is located. Such appeal shall be taken within 30 days of receipt of the department's decision.

Sec. 7. R. S., T. 12, § 4805, amended. Section 4805 of Title 12 of the Revised Statutes, as enacted by section 1 of chapter 365 of the public laws of 1969, is amended to read as follows:

§ 4805. Charge for services of department

The Department of Health and Welfare shall charge \$10 per lot to service applications for approval, but not more than \$50 for any one ~~subdivision~~ development.

Sec. 8. R. S., T. 12, § 4806, amended. Section 4806 of Title 12 of the Revised Statutes, as enacted by section 1 of chapter 365 of the public laws of 1969, is amended by adding 2 new sentences to read as follows:

Alternatively or in addition thereto the Department of Health and Welfare may seek an injunction to prevent a claimed violation. The Superior Court in the county where the land is located shall have jurisdiction.

Sec. 9. Effective date. This Act shall become effective January 1, 1972.