

**25** years  
1985-2010

Maine Real Estate &  
Development Association

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## MEREDA's 25th Anniversary Gala on May 13

**T**his year marks the Maine Real Estate & Development Association's 25th Anniversary. In recognition of this milestone, the association is hosting a gala celebration from 5 to 8 p.m. May 13 at the Ocean Gateway Terminal in Portland.

While MEREDA is marking 25 years as the state's leading voice for responsible development, the focus of the event will not be solely on the association's accomplishments over the past years, but on what real estate development will look like in the future.

Members have been invited to display their vision of what future development projects may look like. To register for MEREDA's 25th Anniversary celebration, please visit [www.mereda.org](http://www.mereda.org); call 874-0801, or e-mail [info@mereda.org](mailto:info@mereda.org).



STATE OF MAINE  
OFFICE OF THE GOVERNOR  
AUGUSTA, MAINE  
04333

May 1, 2010

Dear Friends:

On behalf of the people of the State of Maine, I would like to congratulate the Maine Real Estate & Development Association (MEREDA) on its 25<sup>th</sup> Anniversary.

I value the partnership of MEREDA over the years as the State has pursued responsible economic and real estate development. MEREDA is an important voice for a vital industry in Maine. Your success is crucial to economic recovery in Maine. I have appreciated the opportunity to work with you as an organization and as individual business owners.

As Maine continues to lay the foundation for future development, MEREDA will fulfill the essential role of providing input to local and State government. Together, we will put investments to work to improve the State's infrastructure, pursue responsible growth, and put Maine people to work.

Sincerely,

*John E. Baldacci*  
John E. Baldacci  
Governor

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# 25 YEARS WITH MEREDA



Jan 1984

The **Malone Agency** changes its name to **Malone Commercial Brokers** to better reflect focus on Commercial Real Estate

Dec 1990

**MEREDA** membership jumps to 250 members

Jan 1994

First **MEREDA** Annual Forecast Conference is held

**Mark Malone** presents the Commercial Retail Sector at the Annual Forecast Conference for the first time

Jan 2002

**Joe Malone** receives the Public Policy Award from **MEREDA** for his efforts in helping to defeat the Portland Moratorium Referendum



Jan 2005

**MEREDA** adds the Member Showcase to the Annual Forecast Conference

**Malone Commercial Brokers** participates in the first Member Showcase & continues to be an exhibitor

March 2010

**Malone Commercial Brokers** grows to 14 people

1984

2010

March 1990

**Malone Commercial Brokers** completes the sale of the 100,000 SF USM library in Portland



Feb 2002

**Malone Commercial Brokers** completes the sale of the Sable Oaks Gold Couse and development sites

Dec 1999

Malone plans are finalized to move to our current location

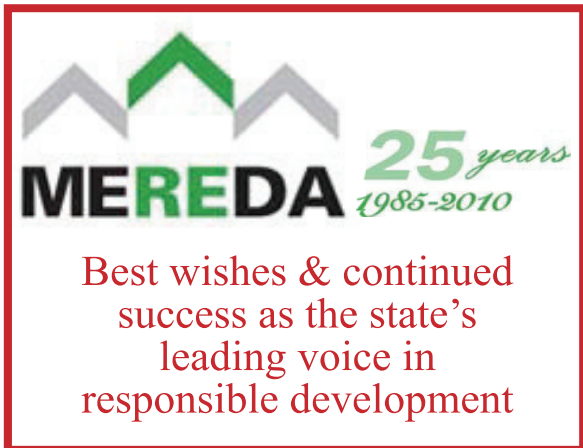


Jan 2010

**MEREDA** Annual Forecast Conference attendance grows to over 500

May 1985

Maine Real Estate and Development Association is founded



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## MEREDA



MEREDA's Board of Directors in June, 2009. Front Row: Shelly Clark, Anne Littlefield, Ray Cota, Mark Malone, Anne Weigel. Second Row: Dana Totman, Bill Shanahan, Rick Stauffer, Jim Palmer, Keith Luke, Peter Merrill, Roxane Cole, Gary Vogel, David Hughes, Mike O'Reilly, Geoff Gattis, Noel Graydon, Dennis Keeler, David Bronson, Mark Bergeron, Cito Selinger.

## Promoting fair, responsible development

**W**hen the Maine Real Estate and Development Association was founded in 1985, Ronald Reagan was President of the United States; the Soviet Union still existed; Boris Becker, age 17, became the youngest winner of the men's Wimbledon championship; and Microsoft released its first version of Windows.

A lot has changed since then.

But as MEREDA celebrates its 25th year, its mission has remained the same – to promote fair and responsible development and ownership of real estate throughout Maine.

This is achieved through the participation of its members, advocacy work by MEREDA's legislative committee, and the association's many educational seminars.

Much has been achieved over the past quarter-century. Among MEREDA's accomplishments, according to Richard McGoldrick, one of the association's founding directors:

"MEREDA was established at a time when our industry was in turmoil, was not well-represented in the state and national legislatures, and was not well-understood by the general public," he said.

"We were able to help all



2010 Award Recipients: Raymond J. Cota, Jr., MEREDA President; Mark Bergeron, Sevee & Maher Engineers; David Cook, AlliedCook Construction; Darryl Brown, Main-Land Development Consultants; Gary Vogel, Drummond Woodsum; and Shelly Clark, MEREDA Business & Operations Manager.

these parties understand the importance of our industry to the local, state and national economies; and to make our case before government bodies with a unified front."

One reason for MEREDA's success has been its willingness to listen to and work with environmental interests, especially in the late 1980s.

"We have been able to join with the 'limited growth' community to create a more balanced approach to development issues," McGoldrick noted.

McGoldrick, of Commercial Properties, said that his

involvement with the founding of MEREDA was one of the highlights of his real estate career.

"This organization has grown into one of the most important voices of reason in Augusta," he pointed out. "It has also become a very effective networking organization for all the various people and professions involved in this industry."

Said Joseph Boulos of CBRE/The Boulos Company, who joined MEREDA at its outset, "The bottom line is,

See **MISSION**, Page 5



## MEREDA

## MISSION,

Continued from Page 4

that no organization lasts 25 years unless it is effective in representing the interests of its members. Certainly MEREDA has done this and much more."

"In my opinion, MEREDA's proudest accomplishment is one of keeping the commercial real estate industry afloat psychologically through the savings and loan crisis in 1989 and the severe recession of 2008-2010."

Boulos, McGoldrick, Stephen M. Kasprzak of Kasprzak Homes Inc. and Joe Wishcamper of Wishcamper Properties would all agree that developers in Maine were facing many challenges before MEREDA formed.

"Twenty-five years ago, the development community was facing anti-development tactics such as exclusionary zoning, growth control ordinances and ever-expanding state control over the building construction industry," said

Kasprzak. "We decided then it was time to respond if we were going to continue to grow Maine's tax base and expand employment opportunities."

"MEREDA was formed at that critical time and has succeeded in drawing a diverse group of individuals to work together to champion

the very beginning, had this to say:

"In 1985, we called together a group of developers at the Cumberland Club. The purpose was to discuss what we could do to influence legislation pending in Congress that eventually became the Tax Reform Act of 1986."

"The major issue with the bill was the potential loss of the unlimited deductibility of passive losses, especially in low-income housing projects."

"MEREDA was started because there was no trade association or other organization that could effectively represent and lobby legislators on behalf of owners of housing developments in Maine."

About two dozen people attended that first meeting. Since then, MEREDA has grown to include more than 240 member businesses from across a range of professions, including real estate, law, banking, accounting – in short, any business with a connection to Maine's real estate industry."



Maine Real Estate & Development Association

Supporting Responsible Development

our cause, while at the same time promoting good-sense planning and regulation that preserves Maine's unique way of life.

"I was humbled when asked to join that founding effort then and believe that in today's economy, MEREDA's voice is needed now more than ever."

Wishcamper, also there at

# Congratulations!



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## A legislative presence

# MEREDA plays key advocacy role

By Gary D. Vogel, Esq.,  
MEREDA Legislative  
Committee Chairman

**M**ost MEREDA members know MEREDA for its annual Forecast Conference and Member Showcase, for its ongoing offerings of breakfast conferences on current issues of interest to the real estate industry, and for its ever-popular networking socials.

Less is known about the extensive advocacy work done by MEREDA, through its volunteer legislative committee and professional team in Augusta, led by Patricia Aho of Pierce Atwood, in advancing the mission of the organization – supporting responsible development.

During each legislative session, MEREDA reviews every

bill brought before the Legislature. Those bills that may have an impact on the owners, developers and users of real estate are carefully reviewed by the MEREDA legislative committee, which decides whether to follow a bill's progress, to support a bill, to oppose a bill or, as is more frequently the case, to address issues with a bill that may need to be fixed if we are to become supporters, or to make a bill that we may ultimately oppose less harmful.

Proponents of legislation are usually well-intentioned, but often do not perceive the unintended consequences of changes in the law that can be quite harmful. Occasionally, MEREDA also will sponsor legislation, usually with a coalition of organizations that we enlist to establish a broad



Gov. Baldacci welcomes attendees to the 2010 Annual Real Estate Forecast Conference, at the Holiday Inn By the Bay in Portland.

base of support.

Throughout the year the MEREDA Legislative Committee also follows regulations that are proposed by the Maine Department of Envi-

ronment Protection, the Maine Department of Transportation and other state agencies that may have a significant impact on our members and the real estate development commu-

nity.

As with new legislation, most proposed regulations are well-intentioned, but may have significant unintended consequences or be harmful to economic development in Maine.

In past years, MEREDA introduced and supported passage of the Growth Management Law, which has been a catalyst for consistency in planning at the local level. The law also has worked to improve the complex vernal pool law and has supported the in-lieu compensation program for wetland impacts of development.

MEREDA has been involved in addressing inequities of retroactive referenda dealing with land-use regulations, large-

See **VOICE**, Page 14



**Richard Littlefield**, Senior Commercial Banking Officer, stands in front of the Fore River Medical Building, a \$17 million dollar financing project led by Camden National Bank.

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## MEREDA

## MEREDA means major conferences & timely seminars

The real estate industry is constantly changing, especially in these uncertain and challenging economic times. MEREDA is noted for hosting timely and worthwhile programs that educate members and guests on new laws, market trends and the nuts and bolts of the commercial real estate business.

MEREDA's signature event has become the Annual Forecast Conference and Member Showcase, featuring presentations from high-ranking state officials such as the governor, economists, and industry leaders. Each year, the conference attracts more than 500 attendees, all committed to supporting responsible development in Maine.

MEREDA also hosts an annual half-day conference in the spring on a single topic, such as green building or energy. In 2007,

MEREDA hosted the chairman of the World Green Building Council, and last year former Gov. Angus King moderated a panel of energy experts. This year, MEREDA is holding a 25th anniversary celebration instead of the spring conference.

Throughout the year, in places like Portland, South Portland, Lewiston, Auburn, Bangor and Freeport, MEREDA hosts breakfast seminars on a variety of topics such as "Federal Stimulus and What it Means for Maine," "Real Estate Tax Assessments & Abate-ments," and "Changes in Contaminated Property Regulation in Maine – Just When You Had It All Figured Out."

These timely programs help MEREDA members stay informed on key issues and also attract many prospective new members as guests.

*MEREDA's signature event has become the Annual Forecast Conference and Member Showcase.*

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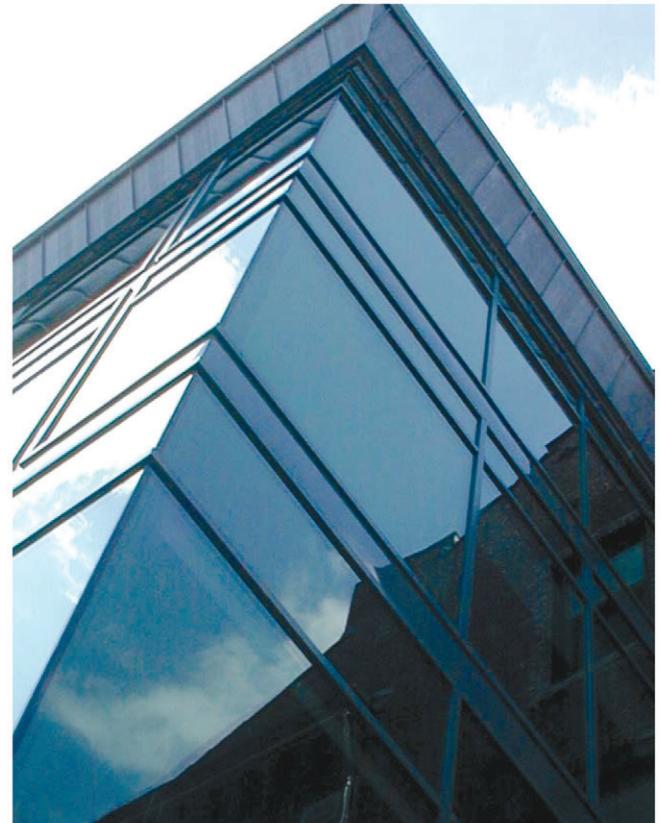
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# Celebrating 25 years of service

The intent was to create an organization that would consist of a broad cross-section of the real estate industry.



George Therrien, Joe Boulos, Gov. John McKernan, Dick McGoldrick, Gordon Hamlin in 1990.

The Maine Real Estate & Development Association (MEREDA) is an organization whose mission is to promote an environment for responsible development and ownership of real estate throughout the state.

MEREDA founders began meeting in 1984 in response to the many adverse aspects of what eventually became the Tax Reform Act of 1986. They officially formed the organization in May 1985 with the intention of being the voice for Maine's commercial real estate community.

The intent was to create an organization that would consist of a broad cross-section of the real estate industry. The membership would include not only developers, architects and lawyers, but also municipalities and other entities that

See **HISTORY**, Page 9



Roxane A. Cole, CCIM  
MANAGING MEMBER



**ROXANE COLE**  
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**Congratulations to MEREDA on their 25th anniversary!**

As past president of MEREDA, I have witnessed firsthand the positive contribution the organization and its members have made to responsible real estate development and ownership throughout the state.

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**MEREDA****Looking ahead to the next 25 years**

As **MEREDA** looks to the next 25 years, its leaders see the organization's long-term goals as building on the vision of its founders and the success of its advocacy and educational programs.

**MEREDA will continue:**

- To establish its presence in the Legislature as a strong and credible advocate for the real estate development community;
- An ongoing dialogue with regulatory agencies that affect MEREDA members' ability to do business;
- To offer first-rate educational programs to its members, on a wide range of timely and important issues.

**HISTORY,**

Continued from Page 8

recognized that responsible real estate development benefits Maine economically and socially.

The group's founders envisioned an organization that would represent the best of real estate development – financially sound and environmentally sensitive. That vision clearly has been fulfilled over the past 25 years as MEREDA has grown in size and influence.

With its tagline, "supporting responsible development," MEREDA today is Maine's leading organization of commercial real estate owners, developers and related service providers.

It has more than 240 members throughout the state, who employ thousands of Maine citizens and invest millions of dollars in the Maine economy each year.

In addition to developers, MEREDA's membership continues to include a diverse group of professionals whose

work supports the development community: builders, property managers, brokers, lawyers, lenders, engineers, land-use consultants, architects, appraisers, affordable housing advocates, housing authorities and municipalities.

Twenty-five years after its founding, MEREDA's mission is the same today as it was at its founding – to promote fair and responsible development and ownership of real estate throughout Maine.

The organization remains firmly committed to vigorously presenting the views and concerns of its

members on issues that affect them to state lawmakers and other government officials, and advocating effectively on their behalf.

MEREDA's members have found the association's benefits and services to be invaluable to the ongoing success of their businesses.

Membership in MEREDA ensures that their firm's interests are represented when public policy is being made. The organization also offers its members countless opportunities to broaden their knowledge of real estate-related issues and trends and to interact with hundreds of other industry professionals.



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"As a long-term Board Member for MEREDA, I am proud of the work the organization has done over the past 25 years and look forward to what the future holds for MEREDA and Maine's real estate industry."

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*What factors will shape our state?*

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MaineGeneral Medical Center has filed a Certificate of Need (CON) application, seeking approval from the state to build in north Augusta. Maine's elderly population is one factor driving the need for expanded healthcare services.

By **Paul Stevens**,  
Principal, SMRT

**W**hat will development in Maine look like when MEREDA celebrates its 50th anniversary in 2035?

Here are some of the external drivers that I believe will shape Maine's future:

- An elderly and obese population will require new housing options and expanded healthcare services;
- Sea level rise will limit or change development on waterfronts and beaches;
- Green building design will result in healthier, more efficient living and working environments;
- Fossil fuel costs will result in increasing use of electric power from renewable sources and will alter transportation habits;
- Lack of developable land near urban centers will mandate more efficient (denser) land use.

An increasing number of households without children, combined with high energy costs, will require compact, green housing units. Transportation costs and land scarcity will drive demand for housing in urban cores and denser, walkable developments in the near suburbs. Commuting by rail to Portland and Boston will result in development near rail

stations.

Tourism and hospitality will be more robust than other commercial sectors. Retail will continue to disperse from big boxes to mixed-use neighborhood locations, reflecting transportation costs, changing consumer tastes and buy-local initiatives.

The need for new office space will be driven only by the desire of local companies to upgrade their location.

There will be significant development of medical offices, long-term care, ambulatory care and acute care hospital facilities driven by the elderly population, ongoing consolidation of providers and everchanging technologies for treatment.

While I do not wish to end on a pessimistic note, without change in Maine's taxation policies and our all-too prevalent public attitude of "no" toward new development, I predict the level of activity in the next 25 years will continue to reflect the slow pace of development in the past 25.

It will be greener, denser and less fossil fuel-dependent – and that's not bad. It's just that our future could be much brighter in 2035 if we make some needed changes now.

*Paul Stevens, AIA, NCARB,  
is principal of SMRT.*

*An increasing number of households without children, combined with high energy costs, will require compact, green housing units.*



## MEREDA



## Congratulations & thanks

I was a teenager when MEREDA was founded in 1985! Who knew that 25 years later, a small-town girl from the "County" would be well into her 13th year with the company.

It is with great pride and respect that I represent MEREDA and its interests.

I have been afforded a great opportunity to meet and work alongside some of the most respected individuals in the commercial real estate industry.

I would like to thank the founding members for having created an organization that, to this day, not only addresses timely issues to benefit our members and industry as a whole, but also has the ability to see the big picture and take a common-sense approach to resolving issues.

MEREDA has grown from a handful of members in 1985 to more than 240 in 2010!

That is a strong testament to how valuable and important this nonprofit organization is to the commercial real estate industry.

I would like to thank all the board members, committee members, and the entire membership for making my job enjoyable.

Congratulations, MEREDA, on celebrating 25 years of supporting responsible development in our great State of Maine!

*I have been afforded a great opportunity to meet and work alongside some of the most respected individuals in the commercial real estate industry.*



**Shelly R. Clark,**  
MEREDA Business &  
Operations Manager

Congratulations, **MEREDA**, for celebrating 25 years of supporting responsible development in our great State of Maine!



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Guests gather for the 2010 Winter Networking Social at Ri Ra Irish Pub & Restaurant. Pictured in center: Lawrence A. Wold, President of TD Bank, Maine, and Noel Graydon of Norway Savings Bank

## Benefits of MEREDA membership: Advocacy, education & networking

**W**henver they have been surveyed over the years, MEREDA members have cited three key areas as the benefits of belonging to this statewide organization.

### Advocacy

Most MEREDA members don't have the time to be in Augusta all the time keeping tabs on legislation that often can have a major impact on their businesses. That is why MEREDA's Legislative Committee keeps a watchful eye on dozens of bills during every legislative session. This is a complicated,

time-consuming, detail-oriented, and often costly mission.

MEREDA has been successful in establishing itself as a voice of reason, whose members will help legislators understand the potential implications, both good and bad, of proposed

legislation.

Due to the consistent and reasonable approach MEREDA has taken in Augusta, the organization has steadily gained influence over the years. Increasingly, MEREDA's opinions are sought out, incorporated into the debate and reflected in the end results.

***MEREDA** has been successful in establishing itself as a voice of reason, whose members will help legislators understand the potential implications, both good and bad, of proposed legislation.*

### Education

Throughout the state each year, from Portland to Lewiston/Auburn to Bangor, MEREDA hosts a series of outstanding educational seminars on topics of interest to our members - everything from environmental concerns to historic tax credits to current market trends.

MEREDA's Annual Forecast Conference and Member Showcase draws more than 500 participants from around the state each year to hear from prominent officials such as the governor, leading economists and experts in various real estate market segments. The annual spring conference is another one of MEREDA's "can't-miss" events.

### Networking

MEREDA members work hard, but they also love to get together at MEREDA's purely social networking events. Due to the success of MEREDA's sold-out spring and fall socials in Portland, a highly successful winter social has been added in the past couple of years. In addition, MEREDA hosts a social in Lewiston/Auburn each fall.

Members and guests really enjoy the opportunity to connect with a diverse network of real estate-related service providers.

Over the years, many beneficial business relationships have been established as a result of the highly enjoyable networking events hosted by MEREDA.



Front row: Jamie Mawhinney, Jeremy Deering  
Back row: Blaine Boudreau, Bob Trumpler, Bob Rizzo

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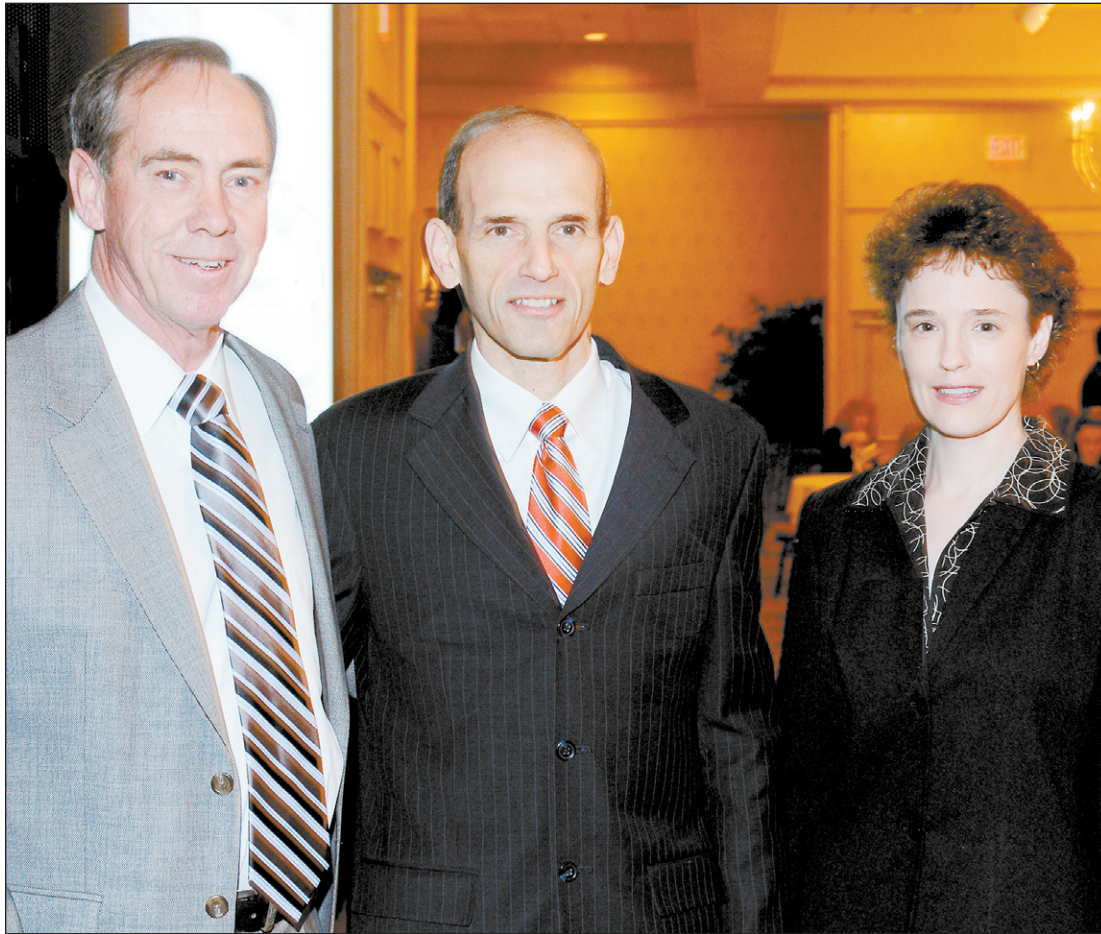
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## MEREDA



Raymond J. Cota Jr., MEREDA President 2008-2010, Governor John E. Baldacci, and Shelly R. Clark, MEREDA Business & Operations Manager.



Attendees gather at 2009 Real Estate Forecast Conference

## 25 years of promoting responsible development

By **Raymond J. Cota Jr.**  
*MEREDA President*

**A**s president of the Maine Real Estate & Development Association (MEREDA), I am pleased to invite you to learn more about the state's leading organization for commercial real estate professionals and related service providers.

As MEREDA celebrates its 25th anniversary this year, the organization continues to grow in many exciting ways.

We have a record number of members throughout the state, our programs and conferences are timely and well-attended, and our stature with the Legislature and the news media has grown significantly.

Our signature event, the Annual Real Estate Forecast Conference, held each January,

drew a record 550 participants this year.

With only one full-time staff person, we are very much a member-driven organization.

**MEREDA**  
*members continue to promote responsible development here in Maine by working together, learning together, and networking with each other.*

We offer an extensive array of professional development, advocacy, and networking programs, and each member has an opportunity to get involved

as much as his or her interests and commitments allow.

There are many important issues facing our industry, especially in these challenging economic times, but MEREDA members continue to promote responsible development here in Maine by working together, learning together, and networking with each other.

As I prepare to turn the reins over to incoming president Tom Lea, vice president of Maine Bank & Trust, I want to salute MEREDA's founders for their foresight in establishing this organization in 1985 and to all of our members over the years who have helped us achieve this milestone.

Sincerely,  
**Raymond J. Cota Jr.**  
Vice president  
Webber Oil Company



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*MEREDA's viewpoint on pending legislation is generally sought out by legislators and stakeholders for its reasonable and constructive approach...*



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# Celebrating 25 years of keeping it Real.

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MEREDA's Sixth Annual Member Showcase was held in January at the Holiday Inn By the Bay in Portland. Pictured are Michael Anderson of Paragon Commercial Real Estate, Tracey Mezzanotte of Dead River Properties, Debra Napolitano of Paragon Commercial Real Estate, Evelyn Garland of Paragon Commercial Real Estate, and Sonya Dillon of Paragon Commercial Real Estate.

## VOICE,

Continued from Page 6

scale development impact at the local level, and prohibitions on formula business developments in Portland.

MEREDA's viewpoint on pending legislation is generally sought out by legislators and stakeholders for its reasonable and constructive approach, enabling MEREDA to have a significant impact on the future of development in Maine.

### MEREDA's work before the current Legislature

During the first session of the 124th Maine Legislature, among the many bills that were reviewed, followed, supported or opposed by MEREDA, there were two major bills addressing changes to the DEP Site Location of Development Law, referred to as the "Site Law," which regulates larger-scale developments in Maine.

The first of these bills, LD 1268, was originally proposed to add a locational component to the Site Law, generally requiring that new development occur in designated growth areas or in areas served by public sewer, if the municipality had not designated growth areas under a comprehensive plan.

The bill also called for significant bonding requirements

that would be required to ensure compliance. MEREDA was actively engaged in the discussions and deliberations over LD 1268 and opposed the locational prohibitions on the basis that they were overbroad and did not address that development might occur to create natural-resource or recreation-based jobs, among other problems.

MEREDA favored incentives to encourage development in growth areas, where appropriate. MEREDA also opposed the bonding requirements at the state level, in that they duplicated what existed in many municipalities. With lots of activity on the part of MEREDA and other interested stakeholders, LD 1268 was stripped of the locational provisions and the bonding provisions.

What was finally enacted as LD 1268 gave the DEP authority to develop rules regarding long-term construction projects and also addressed developments by the Maine Department of Transportation and the Turnpike Authority.

The other major DEP bill from the first session was LD 1333, the Greenhouse Gas emission bill. This was a major piece of legislation that added significant requirements to development review and that was intended to foster develop-

ments that resulted in reduced greenhouse gasses.

MEREDA's position was that the bill, while well-intentioned, needed much more study and input from stakeholders, and that the bill did not adequately address the variety of projects that might require very different treatment.

The final bill passed as LD 1333, during the first session of the 124th Legislature, ended up only dealing with replacement of culverts to ensure that they allow fish passage.

### From LD 1333 to LD 891

A portion of the Greenhouse Gas provisions from LD 1333 ended up being carried over into LD 891, which MEREDA was actively engaged with in the second session. LD 891, as originally proposed, would create a new standard under the Site Law requiring that a project not unreasonably result in or contribute to greenhouse gas emissions.

The bill contained a provision for a mitigation fund, in which projects that contribute to greenhouse gas emissions pay into a fund that will develop mitigation projects.

MEREDA's legislative committee and a subcommittee were actively engaged in LD

See **VOICE**, Page 15



## MEREDA



Former Gov. Angus S. King moderates a panel of energy experts at MEREDA's 2009 Spring Conference.

## VOICE,

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891 discussions.

Because we found that many of the developments that our members are engaged in utilize energy saving approaches, and that the best way to encourage energy efficient developments is when it makes sense for the project, our approach has been to favor incentives to encourage energy-efficient projects, rather than to create penalties, prohibitions and costly fees.

We also felt that the issue was complex enough to benefit greatly from additional study, so that incentives, and requirements be meaningful and not have unintended consequences.

Development is presently at very low levels, so there is little harm in taking more time to get this right.

The Legislature's Natural Resources Committee ultimately agreed with MEREDA, and the bill was amended into a resolve to study the issue and to report back to the 125th Legislature on how the Site Law can be used to encourage energy efficient developments and to minimize greenhouse gas emissions from new development.

### Current regulatory proposals

Significantly more far-reaching than LD 891 are the

current regulatory changes proposed by DEP. These regulations address matters under the Site Location of Development Law, laws dealing with stormwater and issues relating to the Natural Resource Protection Act.

These proposed changes add significant new criteria to these laws and how they are implemented, dealing with setbacks and buffers, scenic character of a development, light pollution, wildlife habitat, infrastructure standards, stormwater regulations, common scheme of development and contractor standards for technical ability.

MEREDA's position has been that these changes are very substantial and should be treated as major substantive regulations that require approval by the Legislature, rather than mere enactment by DEP after a comment period.

Some of the proposals are major changes in the law; some are lesser changes in definitions, and some are significant changes in buffers or setbacks that may have a major effect on what can be developed.

MEREDA was successful in working with the DEP and with the Natural Resources Committee of the Legislature to enact LD 1787, which will require legislative review of these important rule changes before they can become effective

as regulatory changes to the Site Law or the stormwater laws.

In the meantime, a sub-committee of the MEREDA Legislative Committee, chaired by member Mark Bergeron of Sevee and Maher Engineers, is working with the DEP and a stakeholder group to address needed changes and clarifications to the regulations before they go to the Legislature for review and ultimate disposition.

MEREDA's approach has been to be engaged as an active stakeholder in these ongoing developments and to address them in a thoughtful way, rather than merely to say "no."

We are concerned about cost and unintended consequences, and also recognize that one of the major components of quality of life and quality of place, which these legislative and regulatory proposals are intended to address, is a healthy economy.

Our positions tend to not be cast in stone in any way, as we feel the need to be very nimble and responsive so that we can continue to be engaged along the way, rather than being left out of the process.

As always, the work we do is never-ending.

Next year brings a new legislative session and a real need for additional vigilance and hard work by our volunteer committee members and professional team.

*MEREDA's approach has been to be engaged as an active stakeholder in these ongoing developments and to address them in a thoughtful way, rather than merely to say 'no.'*

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