

Municipal Trends



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MUNICIPAL TRENDS

- Identifying Municipal impediments to Development
- What are some municipalities doing to address these impediments
- What are some municipalities doing to implement provisions of LD 2003
- Making use of MEREDA's 2024 legislation LD 772
- Preview of current legislation to assist development
- Municipal ordinance changes and practices to address climate change



Identifying Municipal Impediments to Development

- Staffing shortages and limitations
- Failure of municipalities to implement comprehensive plans in zoning ordinance changes
- Development fees, impact fees and other costs (including code requirements)
- Lack of infrastructure and infrastructure costs
- Local opposition – Nimby issues



How can developers find the municipalities where development is welcome and predictable?

- Updated and Responsive Comprehensive Plan
- Updated Zoning Ordinances implementing Plan
- Well staffed Planning Departments with professional staff
- Leadership supports development and housing
- Establishment of growth areas
- Planned infrastructure improvements to support growth

Daniel Stevenson

City of Westbrook

- Invest in your community
- Maintain highest level of certainty
- Local level staff engage in policy making



Invest in your Community

- Public-Private partnership
 - Land use, TIFs, time/schedules
- Public infrastructure and amenities
 - The private sector invests in communities that invest in themselves



Maintain Highest Level of Certainty

- Rules stay the same
- Good faith negotiation
 - Consistent local policy
 - Regular communication
- Risk mitigation
 - Financial
 - Environmental



Public Policy

- Practitioners involved in public policy making, education, and public outreach
 - Local, regional, state





Municipal Implementation of LD 2003

- Summary of LD 2003 (Landmark 2022 Legislation)
- What elements of LD 2003 require municipal implementation?
- What are towns doing (and not doing) to implement LD 2003?



MEREDA's 2024 Legislation LD 772 – An Act to Establish a Process to Vest Rights for Land Use Permit Applications

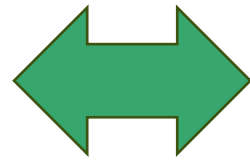
- Important Features of LD 772
- Case Study: LD 772 used to enable condominium development in Biddeford despite moratorium – A discussion with the Mayor of Biddeford and the Developer's counsel
- Utilizing LD 772 to obtain development predictability

Biddeford: Housing in Development

2,116 units (~20% growth)

1,892 Market Rate

- 539 near to market (recently completed or under construction)
- 1,267 in planning or pre-planning



310 affordable

- 79 have secured MSHA LIHTC funding and are moving forward
- 231 are in planning or pre-planning





2025 Legislative Preview

- Approaches to combat NIMBYISM
- Changes to Maine's subdivision laws
- Changes to building and housing codes
- Other Needed changes

Thank You MEREDA

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