



The State Planning Office can help answer questions you may have about the Growth Management Act and the comprehensive planning process in Maine. Please contact us at 207-624-7660 or see our web site at [www.maine.gov/spo/landuse](http://www.maine.gov/spo/landuse).

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Or like this?

**Why Create A Comprehensive Plan  
Consistent with  
Maine's Growth Management Act?**



Does your town want to grow like this....



# Planning is a lot of work and involves tough choices.

Communities decide to undertake the planning process for a variety of reasons. Here are three reasons why it may make sense for your community.

**1. Legal protection for your ordinances.** According to the Maine Growth Management Act, your town must have a consistent\* comprehensive plan in order to:

- Legally impose a zoning ordinance beyond the state minimum for shoreland zoning;
- Legally create an impact fee ordinance; or
- Legally create a rate of growth or building cap ordinance

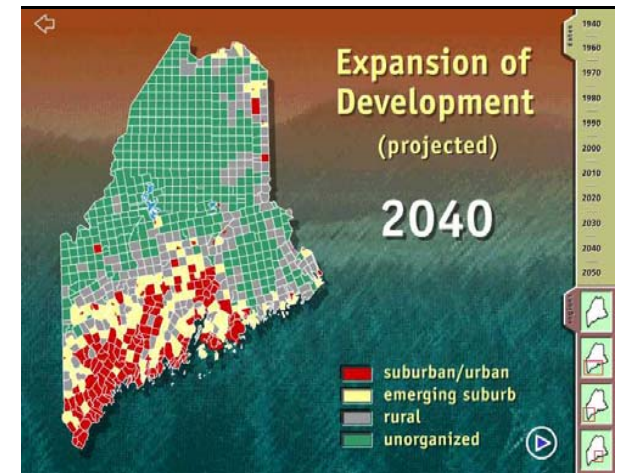
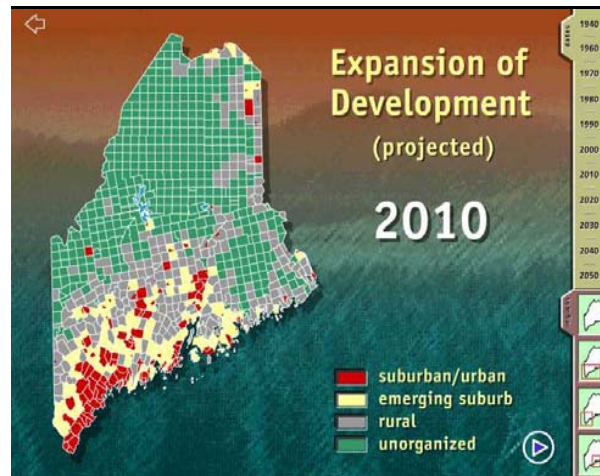
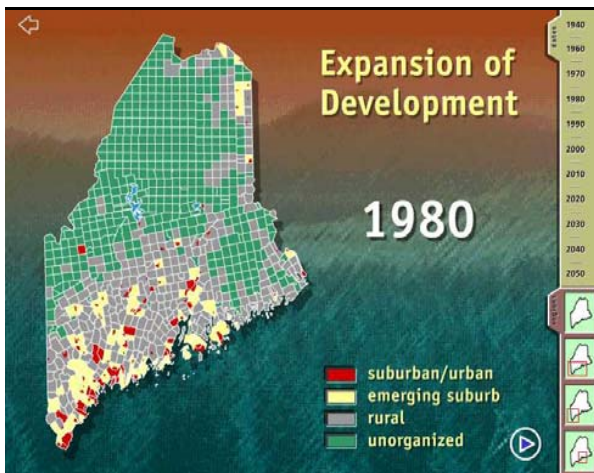
**2. A consistent comprehensive plan helps a town qualify for certain state grant and loan programs.** Over \$80 million annually is awarded through 25 state grant and loan programs with some level of consideration of local comprehensive plans. Examples of these programs include:

- Community Development Block Grants
- Land for Maine's Future
- Municipal Investment Trust Fund
- DEP 319(h) Non-Point Source Protection Grants
- DEP State Revolving Loan Fund
- SPO Plan Implementation Grants
- Land and Water Conservation Fund

**3. Good planning makes good communities.**

- Sustain rural living and vibrant village centers
- Preserve a healthy landscape and walkable communities
- Balance economic prosperity with quality of life
- Protect working waterfronts and community farms
- Develop a discussion among neighbors
- Develop a basis for sound decisions in town management

*Maine is growing, and, as pointed out in the 2006 Brookings Institution report Charting Maine's Future: An Action Plan for Promoting Sustainable Prosperity and Quality Places, this growth is not limited to southern Maine or the coast. Other research by the State Planning Office—shown in the maps below,—also indicates that future growth is likely state-wide.*



\*The term “consistent” means that the State Planning Office has reviewed a local comprehensive plan and issued a letter finding it consistent with the Growth Management Act.