LEGISLATIVE INCENTIVES FOR ADOPTION OF A COMPREHENSIVE PLAN
THAT IS CONSISTENT WITH
MAINE’S GROWTH MANAGEMENT ACT
(30-A, M.R.S.A. §4301 et seq.)

Only communities that adopt a consistent comprehensive plan can…

• Enact legitimate zoning*, impact fee, and rate of growth ordinances;
  (30-A, M.R.S.A. §4314; 30-A, M.R.S.A. §4352.2)

• Require state agencies to comply with local zoning standards;
  (30-A, M.R.S.A., §4352.6)

• Qualify for preferred status with many state competitive grant programs;
  (30-A, M.R.S.A. §4349-A.3-A)

• Guide state growth-related capital investment towards locally-chosen growth areas;
  (30-A, M.R.S.A. §4349-A.1)

• Qualify for Site Location of Development Act exemptions for certain growth-area developments;
  (38, M.R.S.A. §488.14 & .19)

• Qualify for relaxed MaineDOT traffic permit standards for certain growth-area developments;
  (23, M.R.S.A. §704.A.2.D)

• Qualify for authority to issue Natural Resources Protection Act (NRPA) permits; and
  (38, M.R.S.A. §480-F)

• Qualify for authority to issue Site Location of Development Act permits.
  (38, M.R.S.A. §489-A)

* Exceptions apply for certain shoreland zoning, adult entertainment, and floodplain management ordinances.

Note: Absent a court ruling to the contrary, a current Department of Agriculture, Conservation & Forestry finding of consistency constitutes evidence of a plan’s consistency with the Growth Management Act. If a legal interpretation is needed or desired, consultation with a municipal attorney or the Maine Municipal Association is recommended.

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