



STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY

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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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