

Greetings Senator Pierce, Representative Gere and Members of the Select Committee on Housing,

My name is Benjamin Breadmore, I have the pleasure to serve as Town Manager and Code Official for the Town of Holden Maine, I have been a Code Official for almost 13 years now and Town Manager for 8 and a half. We are a smaller community of roughly 3,200 year-round residents. We have a simplistic approach to Zoning in our community that was crafted through public hearings, information sessions, public votes, and implementation by our Town Council. We have low, medium, and high-density residential zoning with identified growth zones. We allow for accessory apartments in every zone, except for the shoreland residential and resource protection zones. I write this today to support LD 214 moving forward because there are a number of pieces of LD 2003 that will adversely affect our community. I would like to clarify that I support LD 2003 in concept, the bill contains items our community has had implemented for years, but in some areas, it pushes that envelope for rural Maine too far.

What may work in Kittery may not work in Fort Kent, what works in Bar Harbor may not work in Jackman and that is why we have home rule within our communities, that is why we have Comprehensive Plans and Land Use Zoning. Those plans are crafted by the residents that know their town, pay taxes within their communities and they have a choice in how their town will be developed. Town meeting is a near and dear tradition to many people of New England and that tradition allows an individual to go to their annual meeting to vote "yes" or vote "no" on any issue presented. I will be honest I am true believer that a Town Meeting is one of the purest forms of Democracy we have. Any citizen of that community can go to that meeting, ask questions, be heard, and have their vote counted. LD 2003 has taken away that vote from each and every person at their annual meeting, "The Town of \_\_\_\_\_ recommends a yes vote" ...because we are given a choice. Is that Democracy?

The threshold of 10,000 is a big number and at that threshold 21 municipalities would be required to adopt these regulations, all of which have a Town Council form of government and all looked to by many small towns as service center communities, having some form of municipal water, sewer, public transportation, and other services.

On a private septic a lot with 4 units a structure would have to be capable of handling a minimum of 450 gallons per day if 3 of the 4 units are 1 bedroom, if they are two bedrooms that is a minimum 720 gallons per day. For comparison a typical single-family home with 3

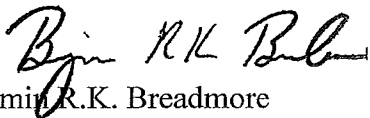
bedrooms is 270 gallons per day. To allow that on every lot may create an over burdening of soils and depending on density may lead to water quality issues as to purity and quantity.

The parking reduction where municipalities may not require more than 2 off street parking spaces for every 3 units. That may work in areas with public transportation, but with no bussing system or even pedestrian walk ways, which much of Maine does not have, 1 if not both people per unit will most likely have a vehicle to get to work, groceries, doctors, etc. 30 Units = 20 parking spots, that could mean 30 to 60 vehicles, but at 20 parking spots they meet the requirement. This will lead to parking on rural roads will cause traffic flow issues and winter plowing issues without question.

In Maine the Maine Uniform Building and Energy Code or MUBEC is state wide, Kittery to Fort Kent, however municipalities with a population of 4,000 or less are not bound to enforce the Building Code. LD 2003 will allow for an existing single-family home to be turned into a 4-unit apartment building and according to the 2021 American Community Survey there will be approximately 430 towns that may have no one to inspect the compliance of the multifamily housing with basic life safety, let alone structural, or energy efficiency. Towns that do not have these inspections and the administration of even basic Code, puts a vast number of Maine residents already at risk at even greater risk.

Thank you for taking the time to consider my concerns with the July 1<sup>st</sup>, 2023 implementation of LD 2003, I ask that you support the Maine resident at their Town Meeting to give them a choice and I ask that you consider the safety of that resident should they move into housing provided by the bill.

Happy to answer any questions the committee may have.



Benjamin R.K. Breadmore  
Town Manager & Code Official  
Town of Holden