



JANET T. MILLS
GOVERNOR

STATE OF MAINE
MAINE OFFICE OF COMMUNITY AFFAIRS
127 STATE HOUSE STATION
32 BLOSSOM LANE, 3RD FLOOR SOUTH
AUGUSTA, MAINE 04333-0127

SAMANTHA D. HORN
DIRECTOR

LEGISLATIVE INCENTIVES FOR ADOPTION OF A COMPREHENSIVE PLAN THAT IS
CONSISTENT WITH
MAINE'S GROWTH MANAGEMENT ACT
(30-A, M.R.S. §4301 et seq., and 5, M.R.S. §§3321-3324)

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;
[5, M.R.S. §3234](#)
- Guide state growth-related capital investment towards locally-chosen growth areas;
[5, M.R.S. §3234](#)
- Qualify for Site Location of Development Act exemptions for certain growth-area developments;
[38, M.R.S.A. §488.14 & 488.19](#)
- 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.