



Growth Management Program Survey

FOCUS GROUP 2
SUPPORTING
IMPLEMENTATION
OF COMP PLANS

Growth Management Program Survey

Virtual Focus Group Meetings - Schedule and Purposes

Three meetings will present who responded and, in each meeting, ~1/3 of the survey results

Meeting purposes: determine how the survey input and the facilitated conversation (Jo D. Saffeir) can direct the Growth Management Program to:

- **IMPROVE** the preparation of Comprehensive Plans and the State Review Process
November 8 from noon to 2 PM
 - **SUPPORT** implementation of Comprehensive Plans
November 13 from 4-6 PM
 - **PRIORITIZE** the most important Technical Assistance Resources to prepare Comprehensive Plans
November 14 from noon to 2 PM
-

Growth Management is Complex – So was this survey!

Each of questions 1 through 13 has 5 or 6 parts.

- Questions 1 and 2 ask for input on ACTIONS to encourage growth in growth areas.
- Questions 3 and 4 seek input on BARRIERS to achieve this growth.
- Questions 5 and 6 ask about STRATEGIES to IMPLEMENT the goal of directing growth.
- Questions 7, 8, and 9 ask for input on improving and streamlining the preparation of Comprehensive Plans.
- Questions 10, 11, 12, 18, and 19 seek input on the support needed to prepare Comprehensive Plans.
- Questions 13-17 ask for input on revising the Growth Management Statute and supporting housing development.
- Questions 20-23 ask for input on the utility of the Comprehensive Plan review process.
- Questions 24-31 ask who answered the survey and if they are interested in a follow-up discussion.

MANY thoughtful written comments are summarized in the StoryMap; all comments are provided verbatim on a linked page

How can survey input direct the program to:

- Improve the preparation of Comp Plans and the State Review Process
 - Questions 1,7,8,9,20,21,22,23 - Focus Group #1
 - Support implementation of Comprehensive Plans -
Focus Group #2 - TODAY
 - Questions 3,4,5,6,13,14,15,16,17
 - Prioritize the technical assistance needs to prepare Comprehensive Plans - Focus Group #3
 - Questions 2,10,11,12,18,19
-

StoryMap of Survey Results – navigation


[Maine Growth Management Program Survey Results](#)

Comments are summarized first at right in the StoryMap

Actual #s of responses provided in bar charts


Percentages pro/con summarized in pie charts


To open/close the individual comments use the + and x symbols


Upper right corner symbol  opens a new page to see comments and all charts.

Hover to see detail.

Refresh page! Deep data dive hack.



See  all individual comments

See  all individual comments

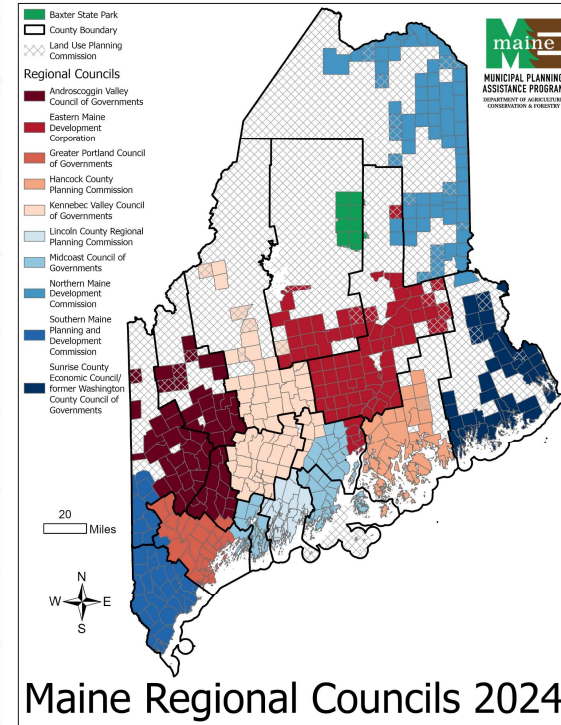
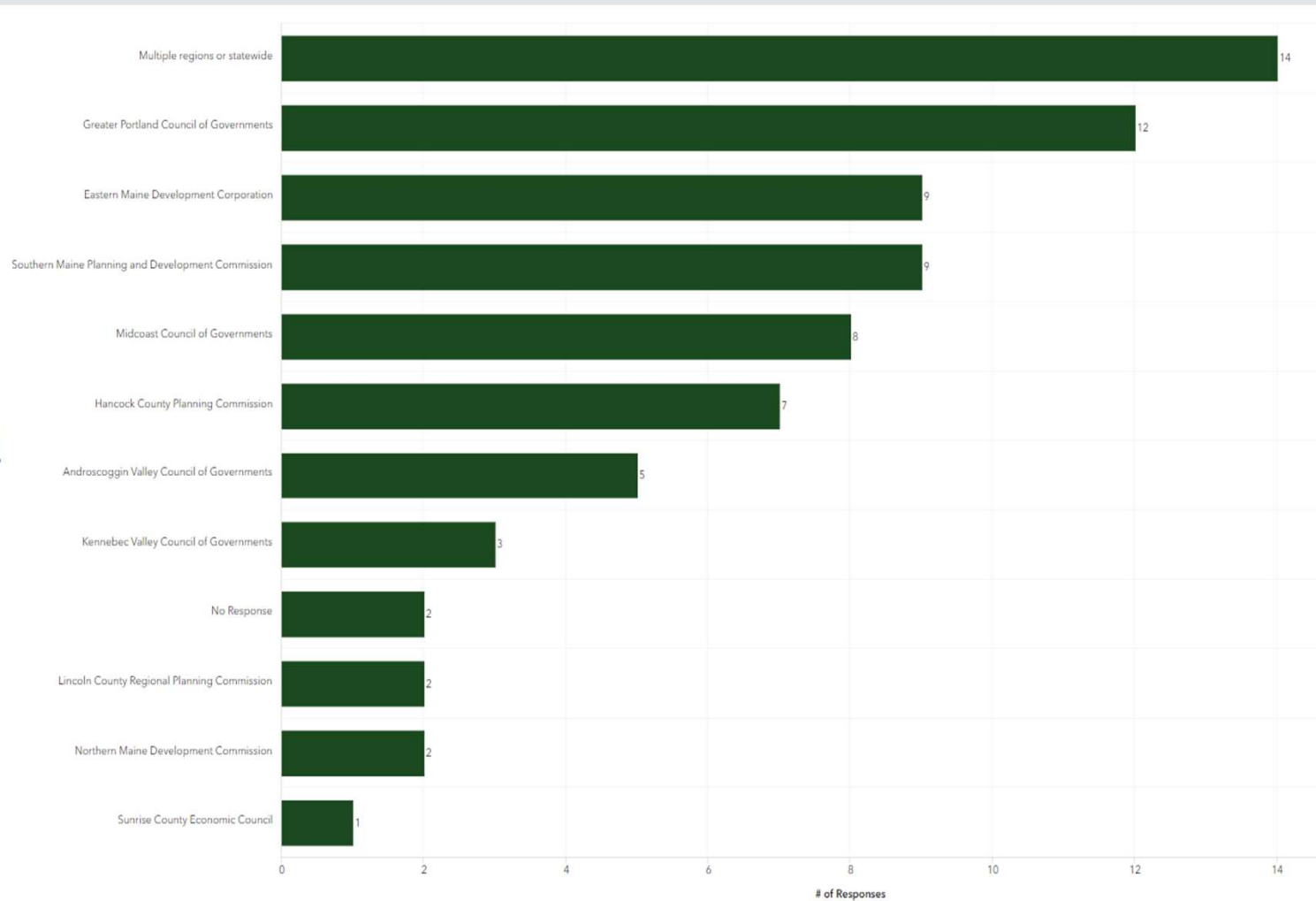
How can survey input direct the program to:

- **SUPPORT** implementation of Comprehensive Plans
 - Questions 3,4,5,6,13,14,15,16,17
 - Slide presentation - **1/2 hour**

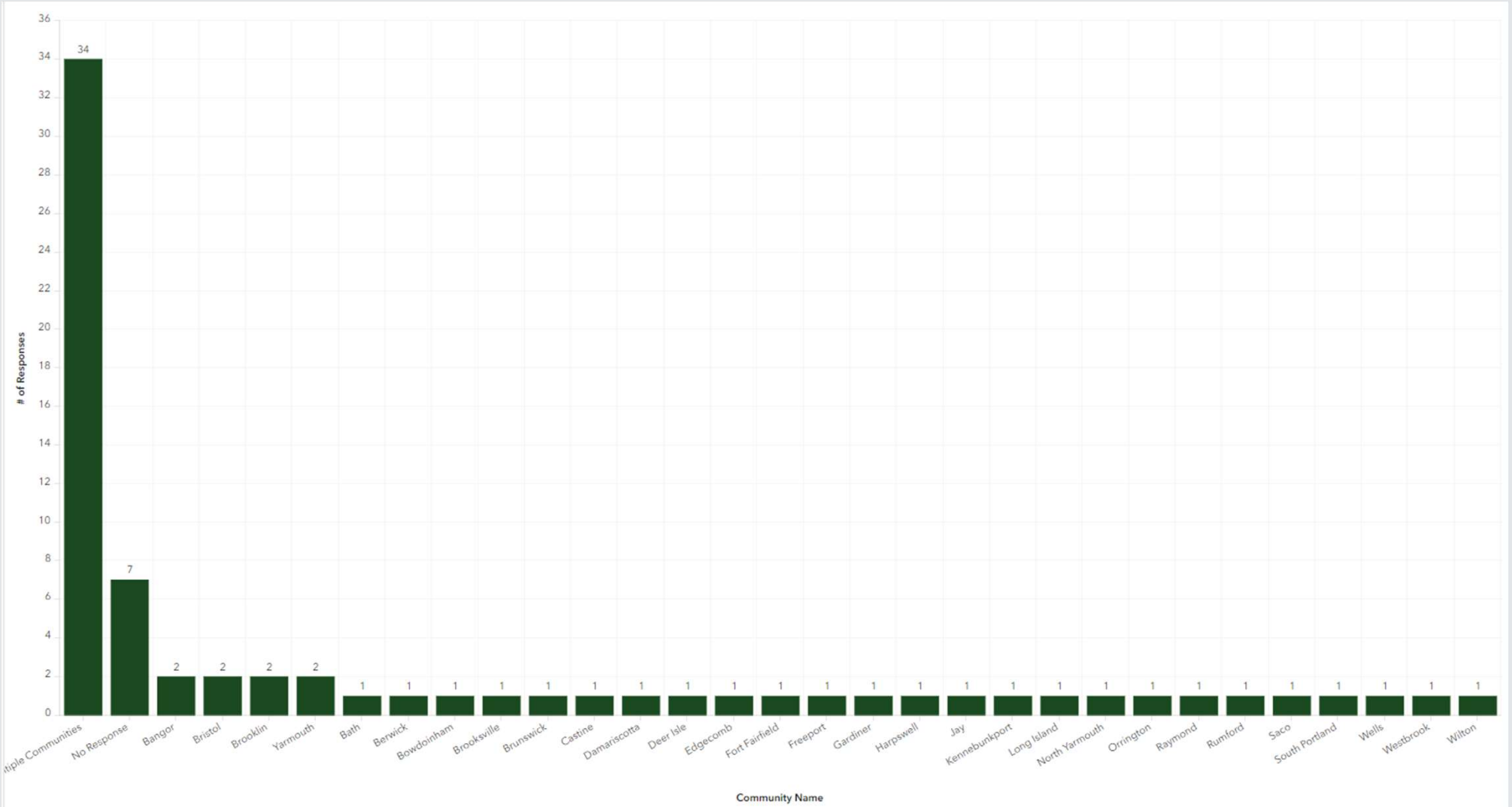
Discussion (~**1+ hour**) with a question:

- General reactions/any surprises?
- Did the survey questions or our conclusions miss anything?

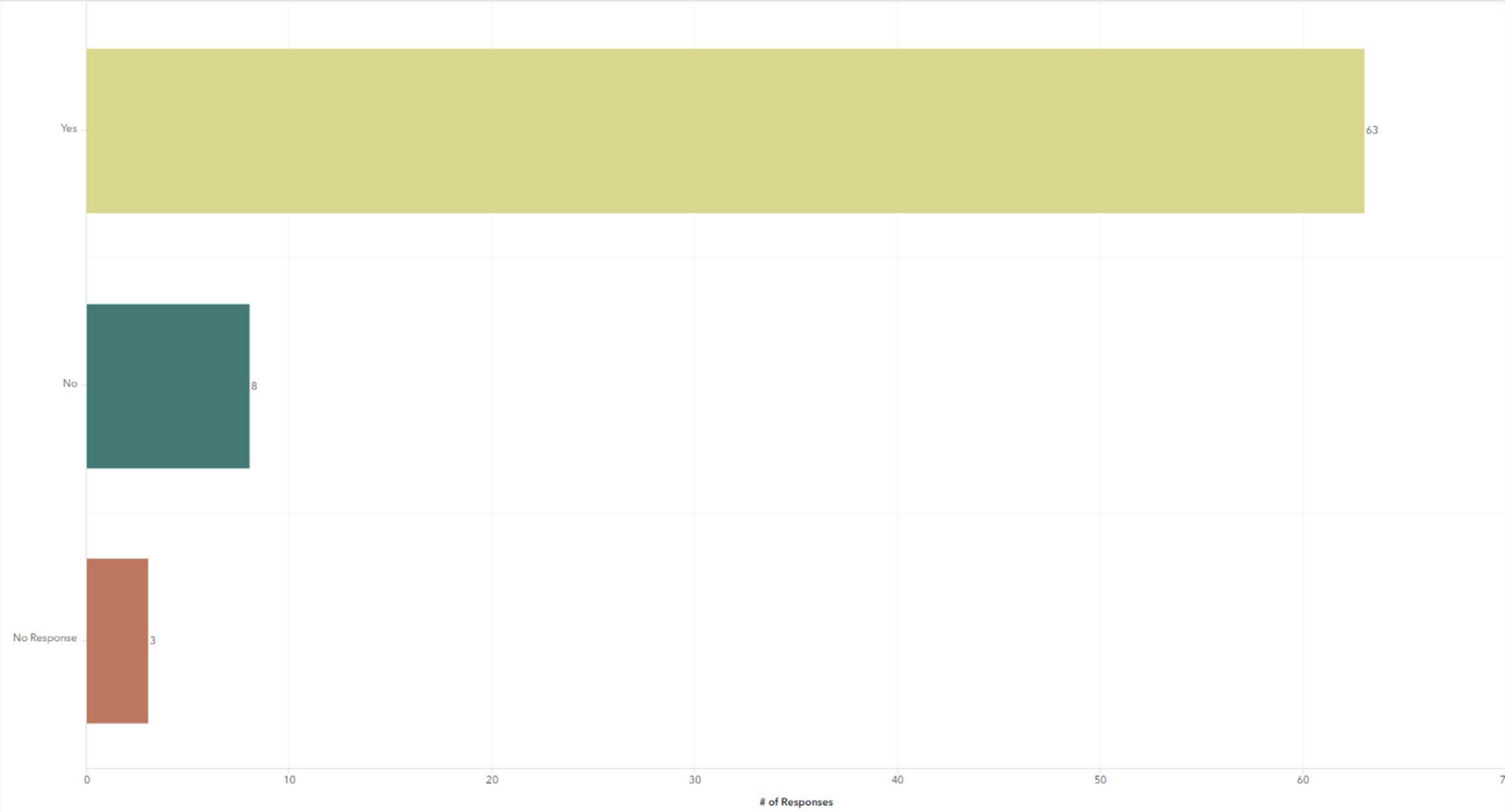
With what region do you most closely associate?



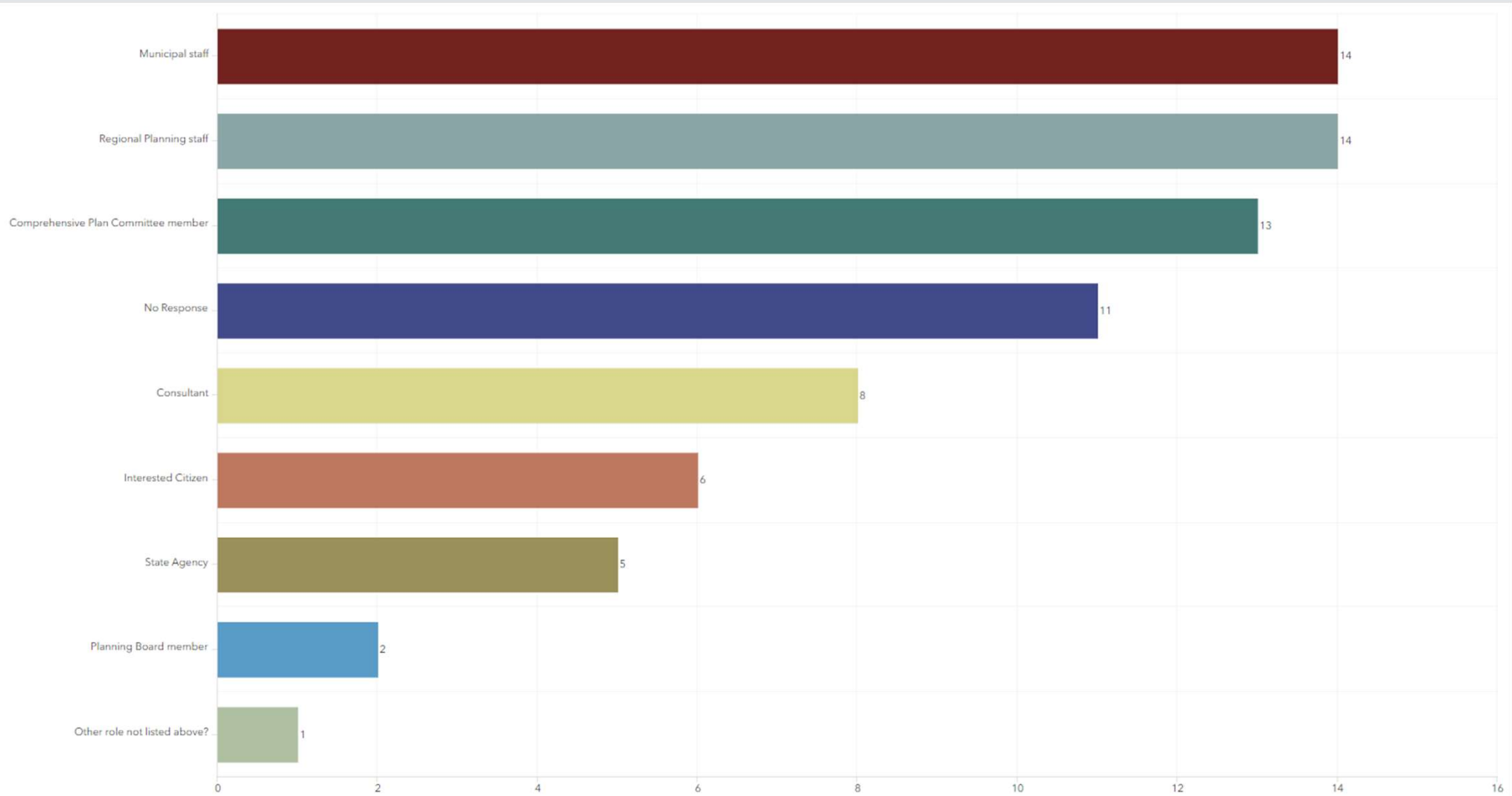
With what city/town do you most closely associate?



Have you participated in the drafting or review of a Comp Plan since 2012?



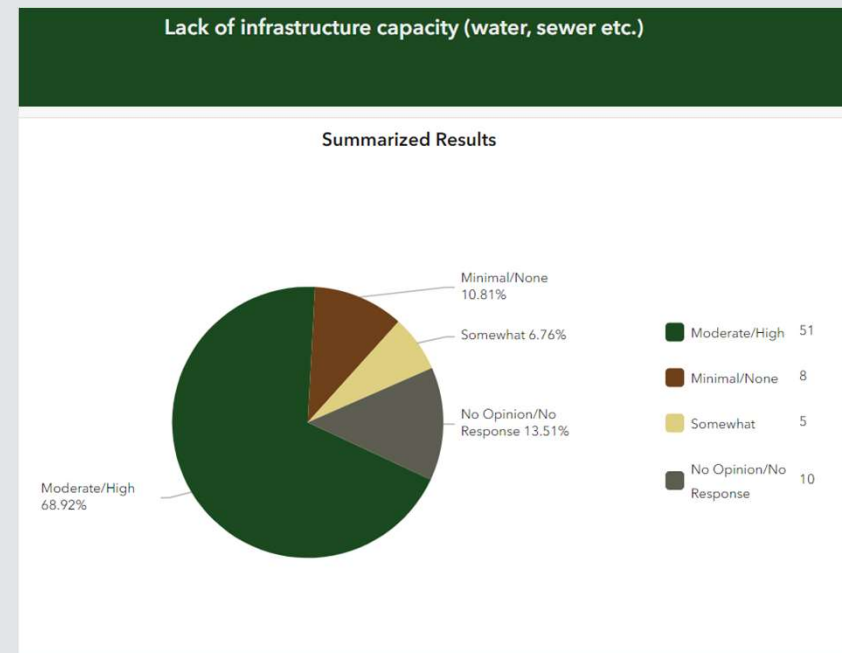
What was your role in the Comp Plan process?



3 – Influence of LOCAL BARRIERS to encourage growth in locally designated Growth Areas

Identify the influence of LOCAL BARRIERS (as identified in the Program Evaluation) to encourage growth in locally designated Growth Areas.

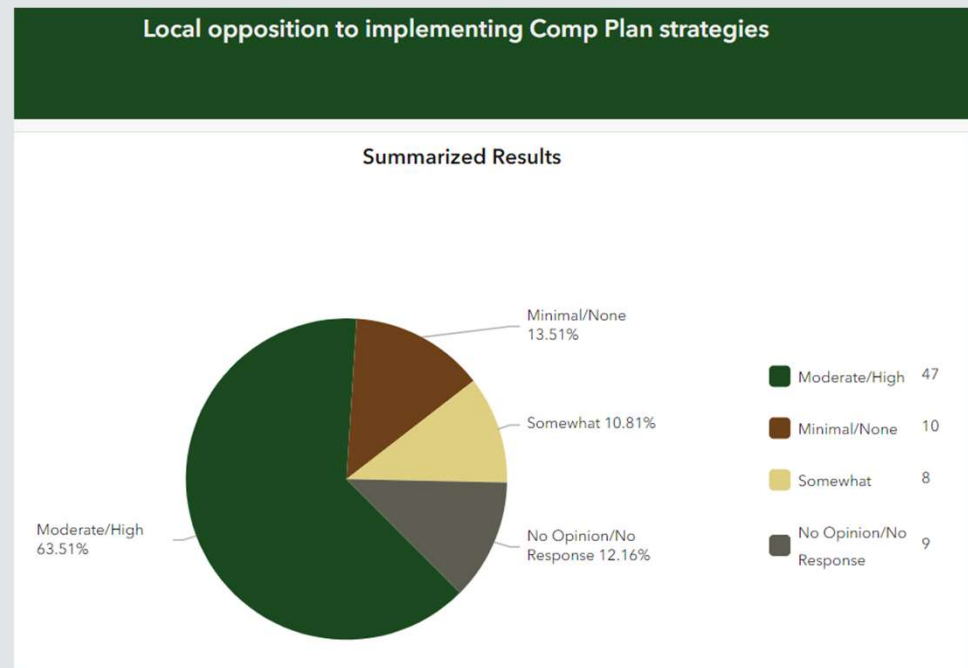
- **LACK OF INFRASTRUCTURE CAPACITY (WATER, SEWER ETC.)**
- Lack of capacity or training for local code enforcement
- Local opposition to implementing Comp Plan strategies
- Adoption of “Rate of Growth” ordinances
- Growth Area Exemptions
- Lack of capacity and training of local officials



3 – Influence of LOCAL BARRIERS to encourage growth in locally designated Growth Areas

Identify the influence of LOCAL BARRIERS (as identified in the Program Evaluation) to encourage growth in locally designated Growth Areas.

- Lack of infrastructure capacity (water, sewer etc.)
- Lack of capacity or training for local code enforcement
- **LOCAL OPPOSITION TO IMPLEMENTING COMP PLAN STRATEGIES**
- Adoption of “Rate of Growth” ordinances
- Growth Area Exemptions
- Lack of capacity and training of local officials



3 – Influence of LOCAL BARRIERS to encourage growth in locally designated Growth Areas

COMMENTS

- Local opposition, especially from vocal minorities,
- Limited financial, technical, and staffing resources
- Outdated zoning that strictly separates uses
- Lack of infrastructure
- Lack of consequences when CPs are not implemented

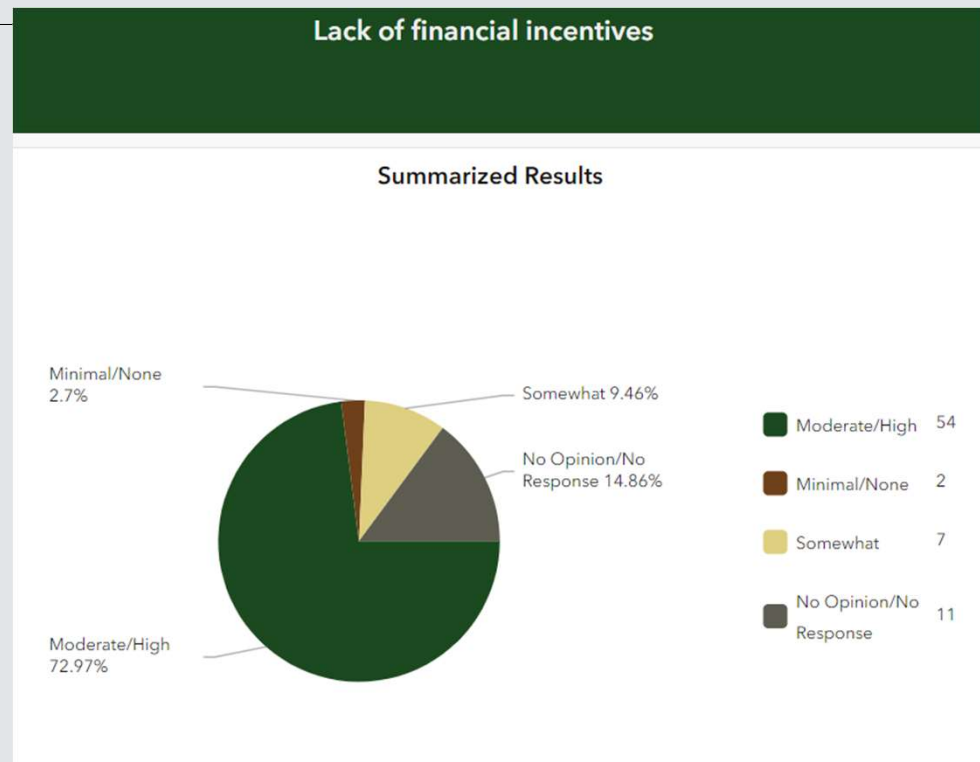
CONCLUSIONS

- Engagement strategies essential
 - Address resistance to change
 - Public engagement training
- Clear(er) guidance from state
 - Benefits of planning, mixed-use development
 - Defining growth and rural areas / place types
 - Design, livability, visuals
 - Comp Plan/Zoning consistency
- Infrastructure investment to foster efficient development

4 – Influence of **STATE BARRIERS** to encourage growth in locally designated Growth Areas

Identify the influence of STATE BARRIERS (as identified in the Program Evaluation) to encourage growth in locally designated Growth Areas.

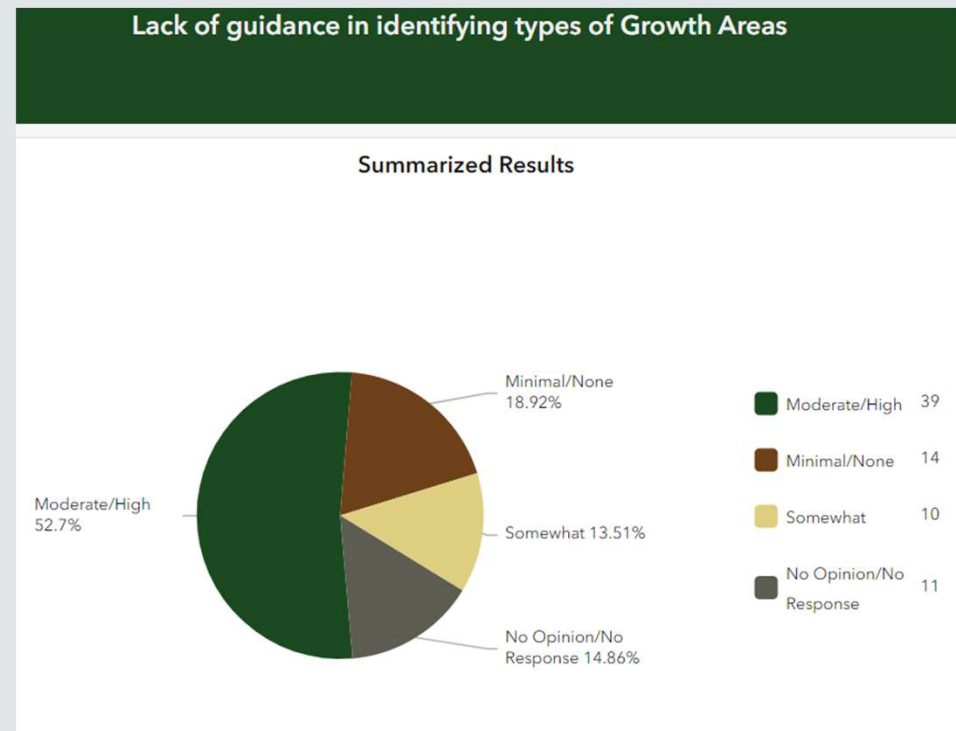
- **LACK OF FINANCIAL INCENTIVES**
- No requirement to adopt zoning ordinances
- Lack of guidance in identifying types of Growth Areas
- Lack of coordination among state agencies
- Lack of requirement for Building Codes in towns with a population less than 4000



4 – Influence of **STATE BARRIERS** to encourage growth in locally designated Growth Areas

Identify the influence of STATE BARRIERS (as identified in the Program Evaluation) to encourage growth in locally designated Growth Areas.

- Lack of financial incentives
- No requirement to adopt zoning ordinances
- **LACK OF GUIDANCE IN IDENTIFYING TYPES OF GROWTH AREAS**
- Lack of coordination among state agencies
- Lack of requirement for Building Codes in towns with a population less than 4000



4 – Influence of **STATE BARRIERS** to encourage growth in locally designated Growth Areas

COMMENTS

- Complex, slow regulatory process inhibits development (state) & patchwork of standards (local)
- Lack of state/regional coordination
 - Inhibits consistent implementation and code enforcement
- \$\$, technical, staffing limitations
- State investments promote sprawl
 - Overemphasis on highways vs. infrastructure to support compact development
 - Lack of uniform standards pushes development to rural areas with minimal regulation
- Insufficient training and guidance

CONCLUSIONS:

- Measures to support growth in GAs (e.g. PBR, consistency among laws, staff capacity)
- Stronger/consistent code enforcement
 - broader enforcement of MUBEC
 - training of CEOs and building pros
 - regional efficiencies
- Incentives to focus growth in growth areas
- Greater training and technical support
 - Apply state goals consistently
 - Support to regional councils

Other Barriers to achieving the Goals

COMMENTS

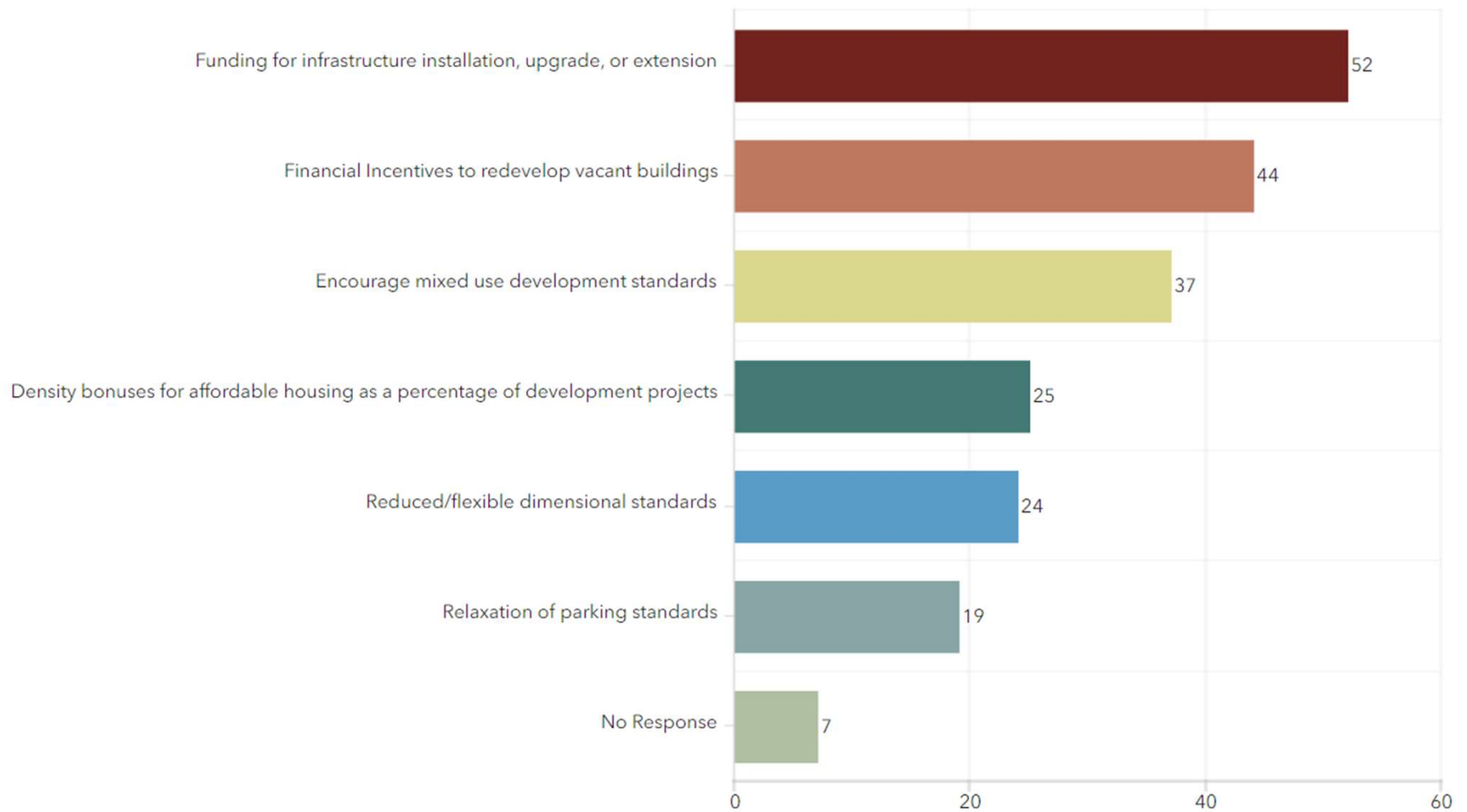
- Opposition to mandatory zoning
- \$\$ consequences to towns/cities who oppose housing developments
- Tie funding to plan implementation and ordinances that implement the Comp Plan
- Lack of infrastructure - sewer/water

CONCLUSIONS:

- Strong opinions at either extreme about need to require zoning
- Financial consequences may not be enforceable
- Incentives to focus growth in growth areas
- Infrastructure Commission
 - \$1 on resilience saves \$13 on impact/rebuilding

#5 – STRATEGIES that best support housing in designated Growth Areas – choose 3

Choose three of the following STRATEGIES that best support housing in designated Growth Areas.



#5 – STRATEGIES that best support housing in designated Growth Areas

COMMENTS

- Greater state agency collaboration
 - Regional analyses
 - Align with labor markets/employer needs
- Infrastructure challenges
 - \$\$ for Sprinklers, septic, utilities
 - \$\$/incentives for improvements that support housing
- Flexible standards (outreach explaining them)
- Workforce and expertise
 - Planners, engineers, trades, designers
- Zoning and code reform

CONCLUSIONS:

- \$\$/TA for mixed-use development in GAs
- \$\$/incentives for utility, redevelopment costs
- Mentoring & internship programs
- Support state/regional development of models
 - Codes, pre-approved building types
 - training on adapting/adopting them

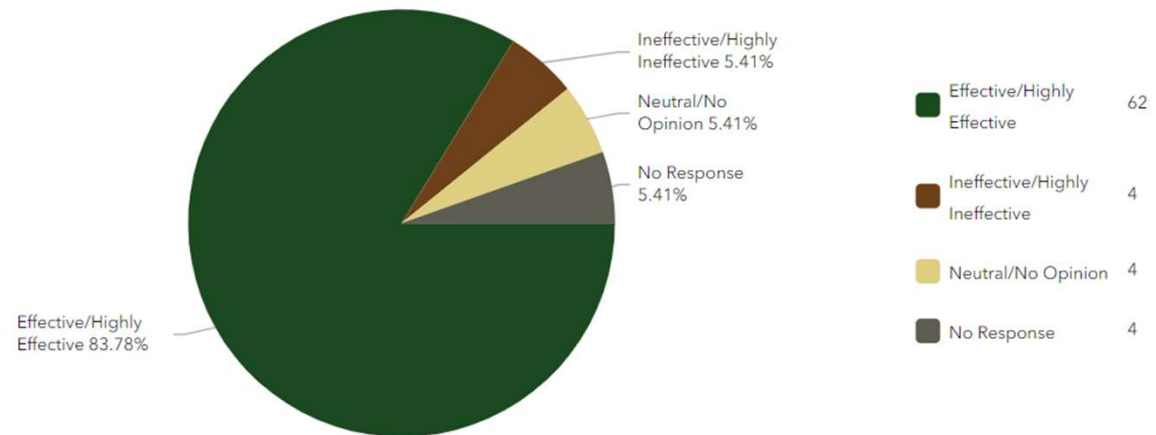
#6 – State actions - in Law or Rule - to IMPROVE IMPLEMENTATION

Establish standards that, if adopted, grant preferred funding status for "smart growth" strategies

With "home rule" the state's ability to require comp plan implementation is limited. What can the state do in Growth Management Law or Rule to IMPROVE IMPLEMENTATION?

- State provides multiple strategies for communities to select from
- **ESTABLISH STANDARDS THAT, IF ADOPTED, GRANT PREFERRED FUNDING STATUS FOR "SMART GROWTH" STRATEGIES**
- Develop pre-approved building types for local adoption
- Tie financial incentives to adoption of Growth Areas/Placetypes
- Provide technical assistance models and materials
- Require growth related capital investments to align with the Growth Management Law goals

Summarized Results



Meeting 2 -Support implementation of Comp Plans

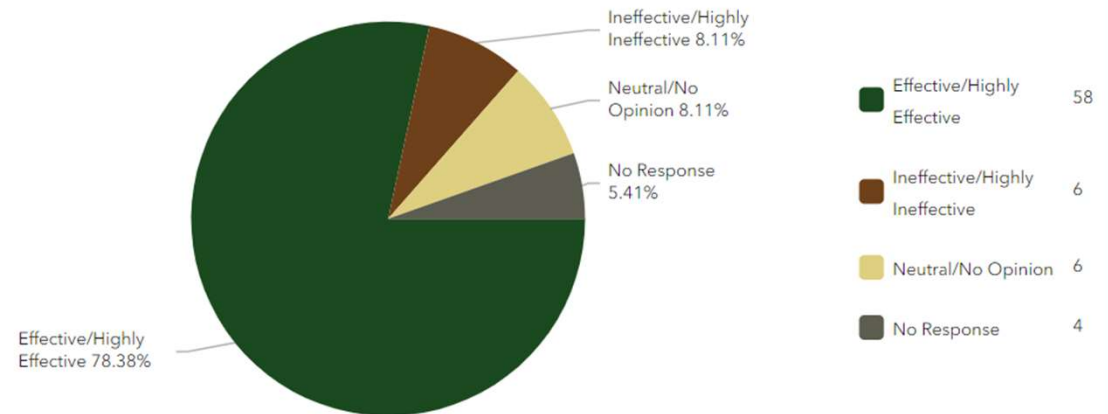
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- State provides multiple strategies for communities to select from
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- **TIE FINANCIAL INCENTIVES TO ADOPTION OF GROWTH AREAS/PLACETYPES**
- Provide technical assistance models and materials
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Tie financial incentives to adoption of Growth Areas/Placetypes

Summarized Results



#6 – State actions - in Law or Rule - to IMPROVE IMPLEMENTATION

COMMENTS

- Need for \$\$/TA
- Accountability needed/debated
 - Require State review of local ordinances
 - Regional Planning Boards that can override local Plg Bds who do not implement their plans
 - Mandate 10% affordable housing (now recommended)
 - Completely divorce plans from funding
- Bring back planning and implementation grants
- \$\$/incentives if form an Implementation Committees

CONCLUSIONS:

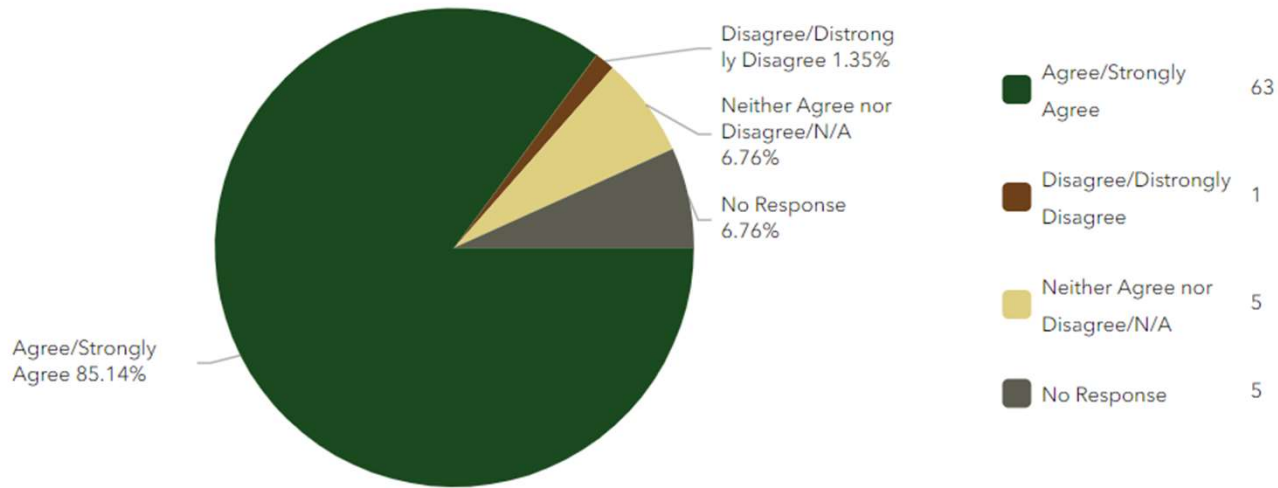
- Provide guidance that enables local adoption
 - models, platforms, case studies, opt-in standards, a suite of strategies
- Mandate vs. incentivize conversation
- Align state investments with desired behaviors
- Support regional planning

13-17 Agree/disagree with Growth Management Law revision ideas

#13

Maine statutes should be comprehensively updated so definitions are consistent within and across Titles 30-A, 12, and 38.

Summarized Results

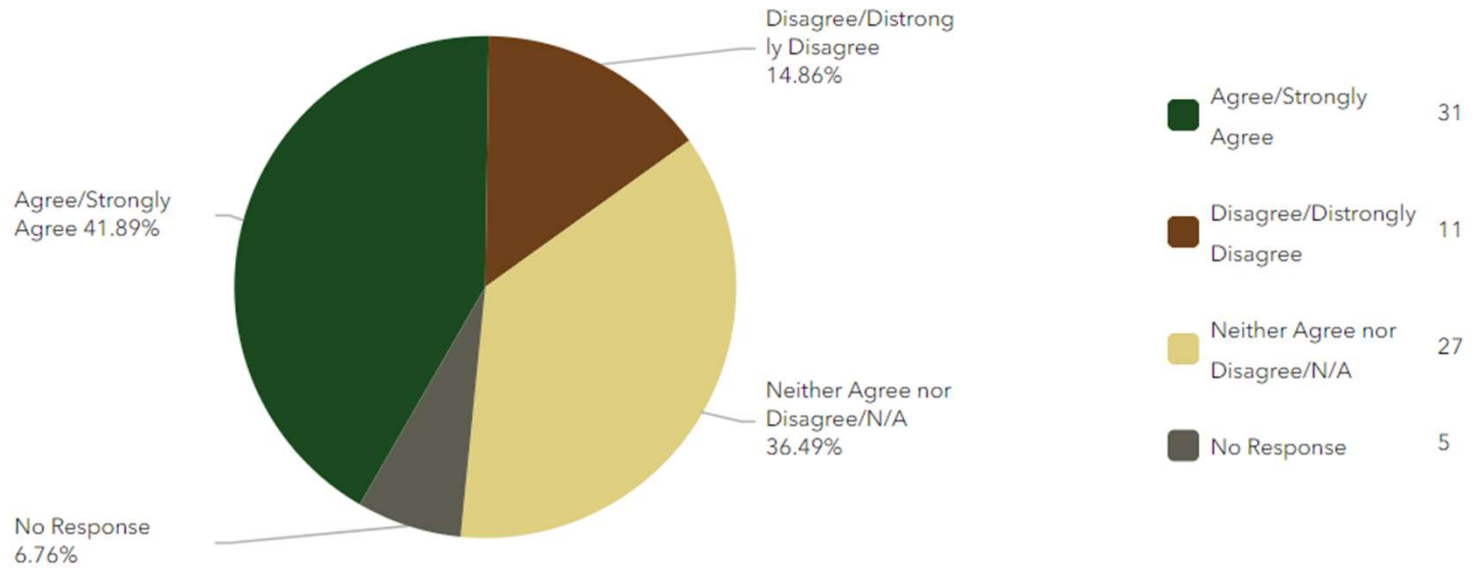


13-17 Agree/disagree with Growth Management Law revision ideas

#14

Rate of growth ordinances have been identified as a barrier to affordable housing and should be prohibited because Maine has a housing affordability crisis.

Summarized Results

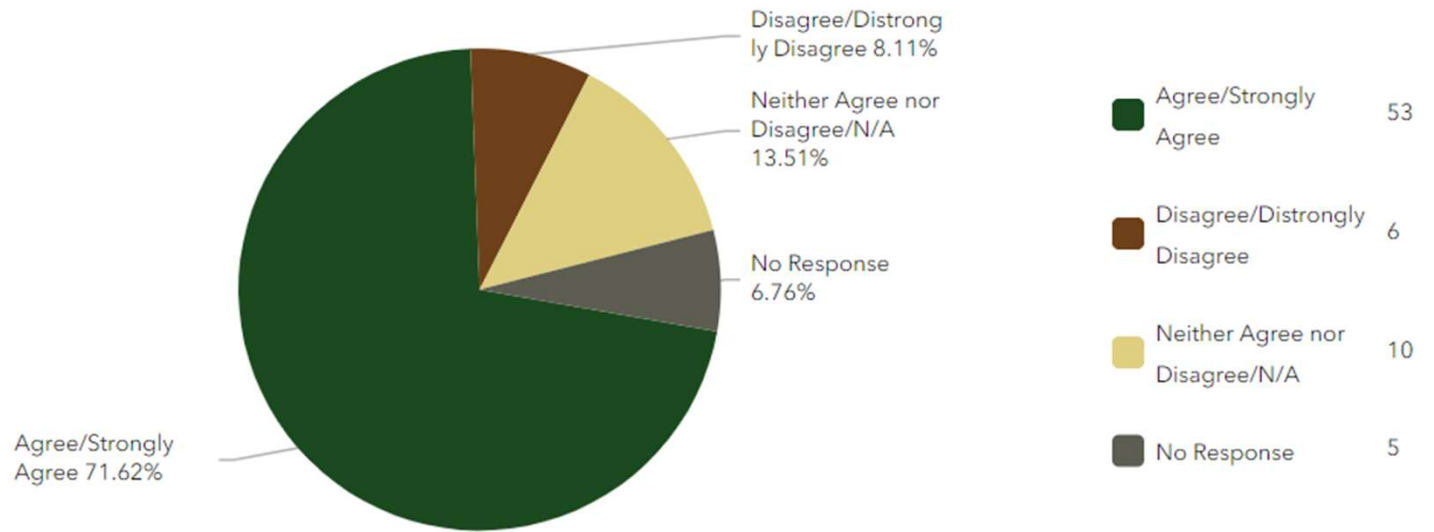


13-17 Agree/disagree with Growth Management Law revision ideas

#15

The Law should require that Comp Plans are supported by an analysis of relevant data, as determined in Rules.

Summarized Results

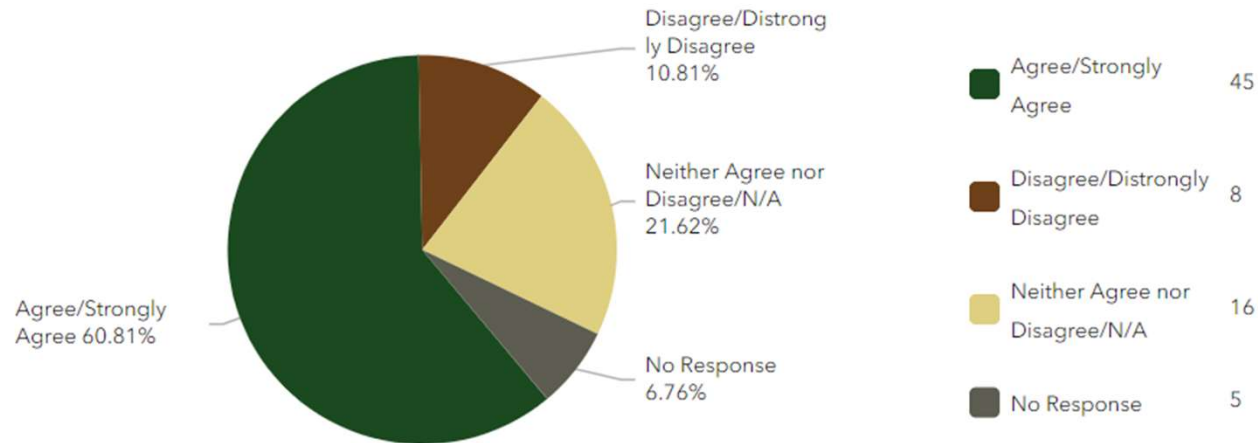


13-17 Agree/disagree with Growth Management Law revision ideas

#16

The Law should require that Comp Plans are supported by an analysis of relevant data, as determined by the local planning committee.

Summarized Results

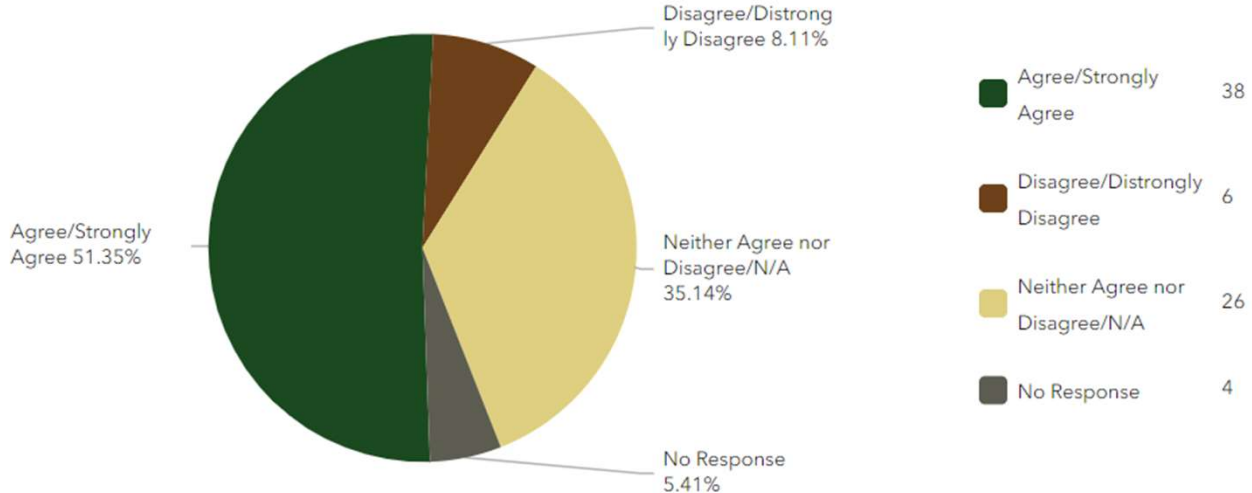


13-17 Agree/disagree with Growth Management Law revision ideas

#17

Additional state agencies should be added to the statutory list (§4346.5 and §4349-A) requiring that State funds for plan implementation and growth-related investments are directed to Growth Areas.

Summarized Results



13-17 Agree/disagree with Growth Management Law revision ideas

COMMENTS

- Supportive and streamlined planning framework to empower communities
- Data requirements are too cumbersome
- Expansive CP Committee structure
- Adjust "rate of growth" portion of statute
- Empower state to ensure plans are professionally produced
- Flexibility and implementation focus
- Long term visioning / short term action
- Legislative coordination

CONCLUSIONS:

- Improve data delivery / reduce quantity
- State guidance needed:
 - CP Committee structure
 - Public engagement strategies
 - Visioning
- Statutory change that considers the full scope of the law and related laws.

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THANK YOU! NEXT:

November 14 from noon – 2PM

FOCUS GROUP 3

PRIORITIZE TECHNICAL
ASSISTANCE NEEDS TO
PREPARE COMP PLANS
