



STATE OF MAINE  
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY

22 STATE HOUSE STATION  
AUGUSTA, MAINE 04333-0022

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.*

Municipal Planning Assistance Program  
18 ELKINS LANE, HARLOW BUILDING  
<https://www.maine.gov/dacf/municipalplanning/>