



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

Growth Management Program Stakeholder Group

The Maine Office of Community Affairs (MOCA) has been tasked with convening a stakeholder group to support rulemaking related to the growth management law, which governs the comprehensive planning process in Maine municipalities. Pursuant to [P.L. 2025, chapter 393](#), this stakeholder group will provide input on the content of the rules necessary to implement [Title 30-A, chapter 187, subchapter 2: Growth Management Programs](#), as amended.

This notice is to provide initial information to the public about the stakeholder group. Once the MOCA website has been updated in December, we will post additional information. See the “How to Participate” section, below, for more information.

Timeline

- December 8, 2025, 1:00-3:00 pm - First stakeholder meeting (weather date Dec 15)
- January – April 2026 – Ongoing monthly stakeholder meetings
- May 2026 – Stakeholder report finalized
- Summer and Fall 2026 – MOCA staff draft rules based on stakeholder input and solicit public input through formal rulemaking process including public hearing
- Winter 2026 - rules reviewed by legislature for approval
- The changes to the comprehensive planning process will be optional for communities submitting plans until 24 months after the legislature’s approval of the rules, at which point the new process will become mandatory.

Stakeholder Group Membership

The stakeholder group has been appointed by MOCA and blends a broad range of professional backgrounds as well as representatives of diverse geographic locations from around the state.

Rep. Traci Gere – Representative, House District 134

Kara Wilbur – Dooryard, Developer and Planner

Jennie Francesci – Westbrook, Director of Planning and Code Enforcement

Ben Smith - North Star Planning, Owner

Averi Varney - Hancock County Planning Commission, Director

Jay Kamm - Northern Maine Development Commission, Senior Planner

Michael Martone - Newcastle and Damariscotta, Town Planner

Dayea Shim - GrowSmart Maine, Planner

Dan Black – LB Development Partners, Partner

Steven McDermott – Individual experienced with comp planning and housing

Tanya Emery - Maine Municipal Association, Advocacy Manager

Sophia Wilson – Freeport, Town Manager

Matt Markot – Loon Echo Land Trust, Executive Director

Amy Tchao – Drummond Woodsum, Leader, Municipal Law Practice Group

How to Participate

The public may engage with the stakeholder process in the following ways:

- The public may view the stakeholder meetings online. The first meeting can be viewed at the following webinar link upon registration.
<https://events.gcc.teams.microsoft.com/event/b5c5d590-a6eb-40da-813e-bbf6946f51cf@413fa8ab-207d-4b62-9bcd-ea1a8f2f864e>
- The public may attend the meeting in person. The first meeting will be held in Augusta, Maine at the Tyson building, room 322 Directions to the meeting location can be obtained by emailing growthmgmt.moca@maine.gov.
- Agendas, meeting notes, and future meeting webinar links will be made available at the [Municipal Planning Assistance Program](#) webpage.
- Email us to submit a question or comment at growthmgmt.moca@maine.gov.