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Date: (Filing No. S- )

**ENVIRONMENT AND NATURAL RESOURCES**

Reproduced and distributed under the direction of the Secretary of the Senate.

**STATE OF MAINE  
SENATE  
125TH LEGISLATURE  
SECOND REGULAR SESSION**

COMMITTEE AMENDMENT “ ” to S.P. 547, L.D. 1648, Bill, “An Act To Clarify the Site Location of Development Laws Regarding Exemptions for Previously Developed Sites”

Amend the bill by striking out everything after the enacting clause and before the summary and inserting the following:

**Sec. 1. 38 MRSA §488, first ¶**, as amended by PL 1997, c. 72, §3, is further amended to read:

This article does not apply to any development in existence or in possession of applicable state or local licenses to operate or under construction on January 1, 1970, or to any development the construction and operation of which has been specifically authorized by the Legislature prior to May 9, 1970, or to public service corporation transmission lines, except transmission lines carrying 100 kilovolts or more, nor does it apply to the renewal or revision of leases of parcels of land upon which a structure or structures have been located as of March 15, 1972, nor to the rebuilding or reconstruction of natural gas pipelines or transmission lines within the same right-of-way. For purposes of this paragraph, development that reuses a building and associated facilities in existence on January 1, 1970 is exempt from review under this article. When determining if development meets the definition of "development of state or regional significance that may substantially affect the environment" and therefore is subject to review under this article, the department may not consider development in existence on January 1, 1970 that is exempt from review pursuant to this paragraph. When reviewing a proposal for development of state or regional significance that may substantially affect the environment under this article, the department may not consider in the review any development in existence on January 1, 1970 that is exempt from review pursuant to this paragraph.

**Sec. 2. 38 MRSA §488, sub-§15**, as amended by PL 1997, c. 748, §4, is further amended to read:

**15. Exemption for former military bases.** Development on a military base at the time ownership of the military base is acquired by a state or local development authority

**COMMITTEE AMENDMENT**

1 is exempt from review under this article. Subsequent transfer of ownership or lease of a  
2 former military base or any portion of a former military base by a state or local  
3 development authority to another entity does not affect the exemption granted under this  
4 subsection. Development proposed or occurring on a former military base after  
5 ownership of the military base is acquired by a state or local development authority is  
6 subject to review under this article, except ~~that section 482, subsection 2, paragraph E~~  
7 ~~does not apply to the development~~ to the extent that the development reuses a building  
8 and associated facilities in existence on September 29, 1995.

9 For purposes of this subsection, "military base" means all property under the ownership  
10 or control of a federal military authority prior to the acquisition of ownership by a state or  
11 local development authority, the ownership of which is subsequently acquired by a state  
12 or local development authority. For purposes of this subsection, "ownership" means a fee  
13 interest or leasehold interest in property.

14 A. Development that is not exempt under this subsection is subject to review under  
15 this article if it meets the definition of "development of state or regional significance  
16 that may substantially affect the environment."

17 B. When reviewing a proposal for development of state or regional significance that  
18 may substantially affect the environment, the department may not consider in the  
19 review any development that is exempt from review pursuant to this subsection.

20 **Sec. 3. 38 MRSA §488, sub-§§26, 27 and 28** are enacted to read:

21 **26. Exemption for existing ski area facilities.** New construction at or a  
22 modification of a ski area facility permitted pursuant to this article is exempt from review  
23 under this article as provided in this subsection.

24 A. New construction at or a modification of a ski area facility permitted pursuant to  
25 this article is exempt from review under this article if:

26 (1) The additional disturbed area not to be revegetated does not exceed 30,000  
27 square feet ground area in any calendar year and does not exceed 60,000 square  
28 feet ground area in total;

29 (2) The construction or modification does not involve a division of the parcel of  
30 land;

31 (3) The construction or modification is not of a building having an area in excess  
32 of 3,500 square feet; and

33 (4) It is construction or modification of equipment or facilities that are ancillary  
34 to and necessary for the operation of the ski area facility permitted pursuant to  
35 this article, including, but not limited to, snowmaking equipment, lift towers,  
36 lights, signs, fences, water or air pumps, pump houses and storage buildings.

37 B. The permittee shall annually notify the department of any new construction or  
38 modifications conducted during the previous 12 months that fall under this  
39 exemption. The notice must identify the type, location and ground area of the new  
40 construction or modification. With the annual notification, the permittee shall  
41 provide to the department development plans certified by a professional engineer for  
42 the new construction or modification undertaken pursuant to this subsection.



- 1           A. Reuse of a building and associated facilities in existence on September 29, 1995  
2           on a former military base is exempt from review;
- 3           B. Unless exempt, development that meets the definition of "development of state or  
4           regional significance that may substantially affect the environment" is subject to  
5           review;
- 6           C. When reviewing an application under the laws governing site location of  
7           development, the department may not take into consideration any development that is  
8           exempt from review; and
- 9           D. Subsequent lease of a former base or a portion of the base does not affect the  
10          exemption.
- 11          3. It adds an exemption for certain development at ski areas that hold a permit  
12          pursuant to the laws governing site location of development. The exemption is similar to  
13          the existing exemption for manufacturing facilities.
- 14          4. It adds an exemption for certain development on educational institution campuses  
15          that hold a permit pursuant to the laws governing site location of development. The  
16          exemption is similar to the existing exemption for manufacturing facilities. The  
17          amendment clarifies that the exemption does not authorize activity on a parcel of land  
18          affected by an order or permit issued by the department that is contrary to that order or  
19          permit.
- 20          5. It clarifies that, unless specifically provided, nothing in the laws governing site  
21          location of development exempts any activity from any requirements under the Maine  
22          Revised Statutes, Title 38, rules adopted pursuant to Title 38 or the terms or conditions of  
23          a license, permit or order issued by the Board of Environmental Protection or the  
24          Commissioner of Environmental Protection.